

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Eastern West Seattle/White Center/South Park-Georgetown

Previous Physical Inspection: 2002 (18) 2000 (77) 2002 (78)

Improved Sales:

Number of Sales: 1091

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$68,100	\$142,900	\$211,000	\$231,400	91.2%	12.56%
2005 Value	\$72,400	\$155,800	\$228,200	\$231,400	98.6%	12.31%
Change	+\$4,300	+\$12,900	+\$17,200		+7.4%	-0.25%
% Change	+6.3%	+9.0%	+8.2%		+8.1%	-1.99%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.25% and -1.99% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$70,900	\$141,300	\$212,200
2005 Value	\$75,600	\$154,500	\$230,100
Percent Change	+6.6%	+9.3%	+8.4%

Number of one to three unit residences in the Population: 8249

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

For instance, a parcel with an improvement with a year built/renovate of less than 1940 had a lower average ratio than a parcel with an improvement with a year built/renovate of 1940 or greater. This formula adjusts these values upward more than others thus improving equalization.

Improvements in good condition had a higher average ratio than other improvements. This formula adjusts these values upward less than others thus improving equalization.

Finally, improved parcels located in Area 18 Sub Area 3 had higher average ratios than improved parcels in other sub areas. This formula adjusts these values upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

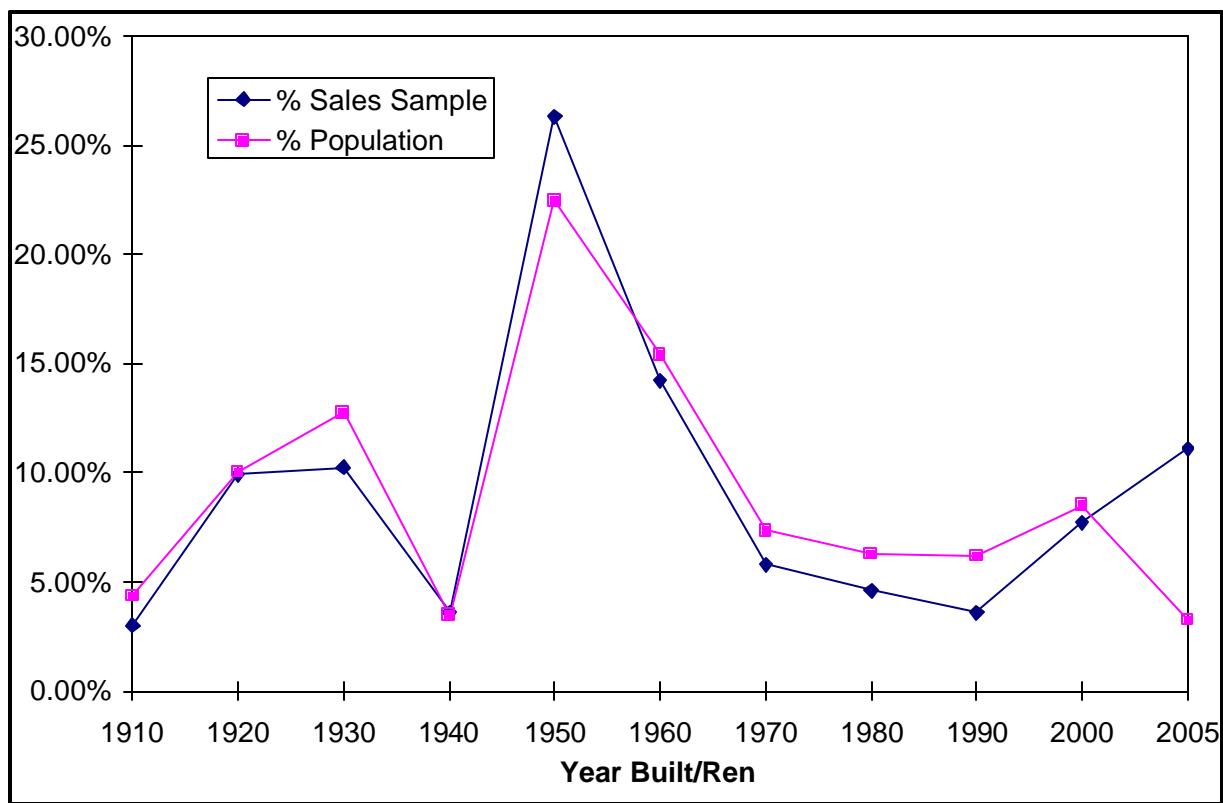
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	33	3.02%
1920	108	9.90%
1930	112	10.27%
1940	39	3.57%
1950	287	26.31%
1960	155	14.21%
1970	63	5.77%
1980	50	4.58%
1990	39	3.57%
2000	84	7.70%
2005	121	11.09%
	1091	

Population

Year Built/Ren	Frequency	% Population
1910	359	4.35%
1920	826	10.01%
1930	1051	12.74%
1940	286	3.47%
1950	1852	22.45%
1960	1270	15.40%
1970	606	7.35%
1980	518	6.28%
1990	512	6.21%
2000	702	8.51%
2005	267	3.24%
	8249	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

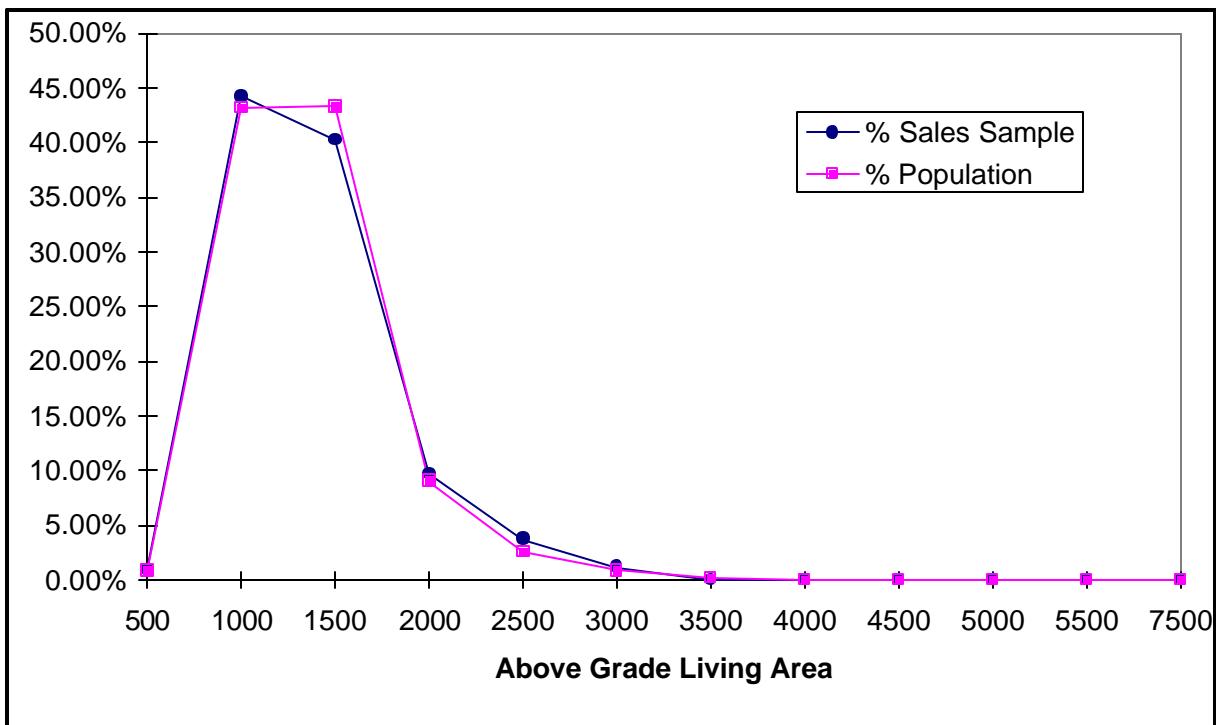
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	10	0.92%
1000	482	44.18%
1500	439	40.24%
2000	106	9.72%
2500	41	3.76%
3000	13	1.19%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1091	

Population

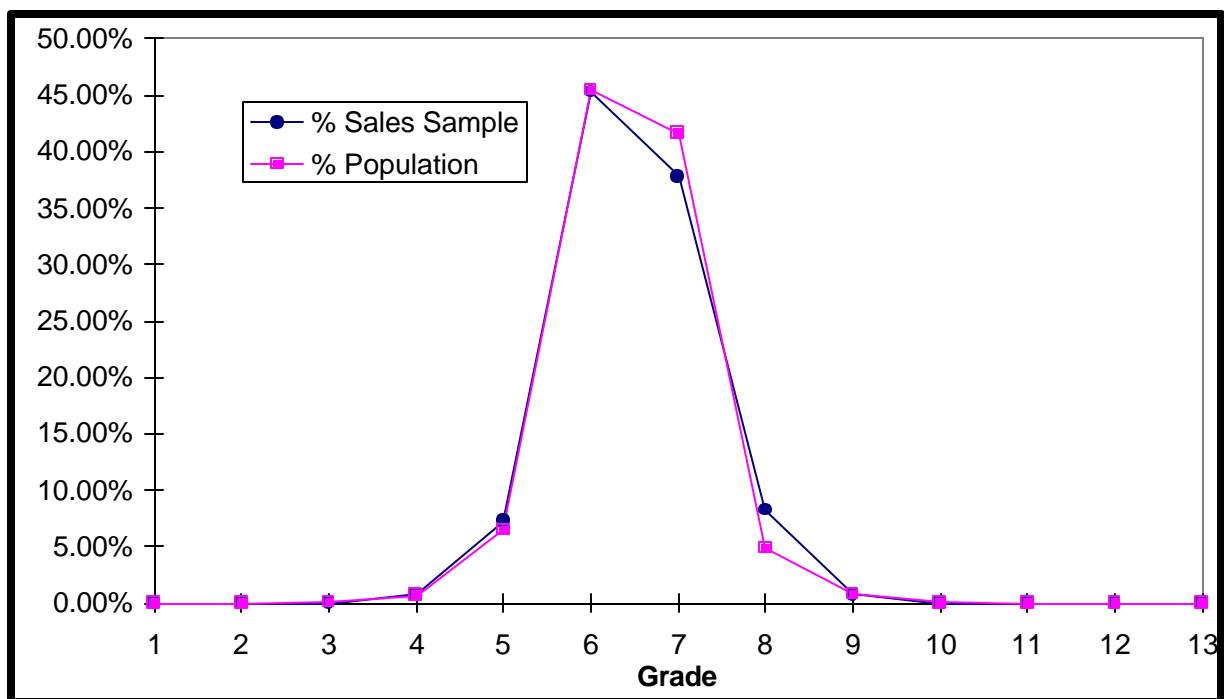
AGLA	Frequency	% Population
500	67	0.81%
1000	3561	43.17%
1500	3571	43.29%
2000	744	9.02%
2500	212	2.57%
3000	73	0.88%
3500	16	0.19%
4000	4	0.05%
4500	1	0.01%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	8249	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

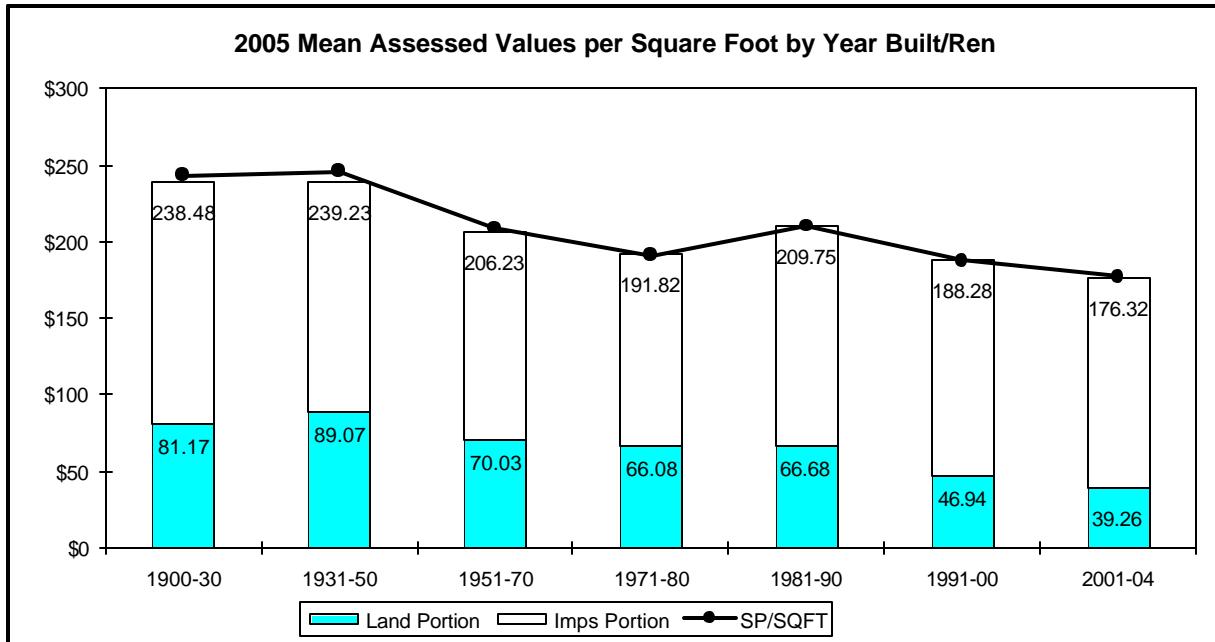
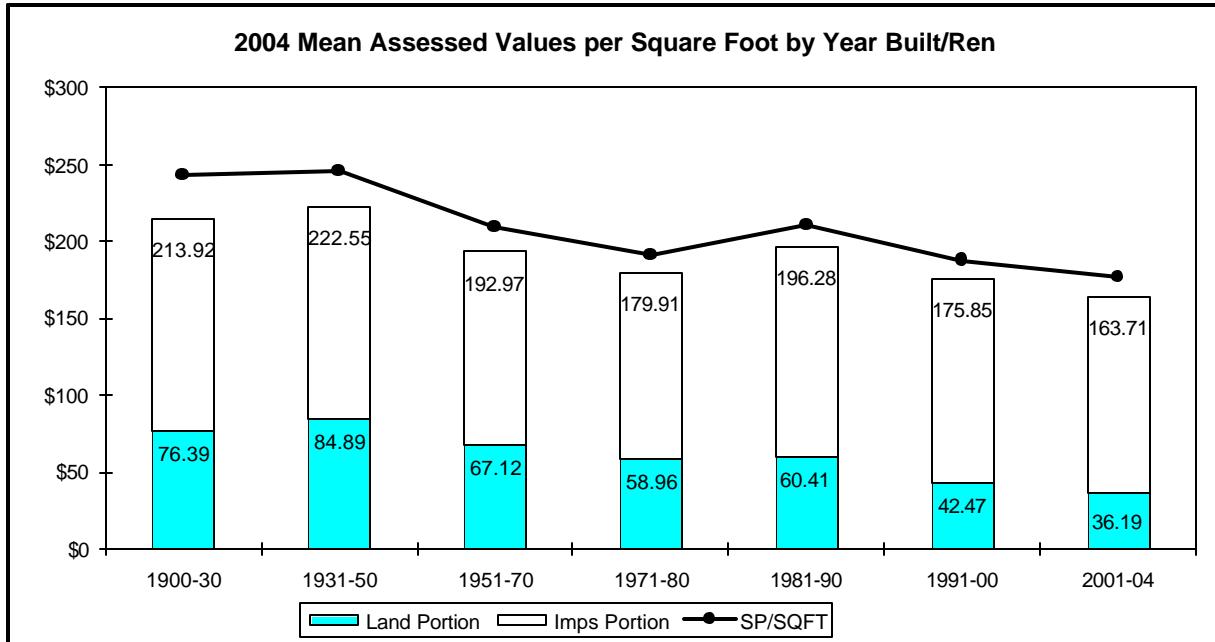
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	5	0.06%
4	8	0.73%	4	58	0.70%
5	79	7.24%	5	534	6.47%
6	494	45.28%	6	3749	45.45%
7	412	37.76%	7	3432	41.61%
8	90	8.25%	8	402	4.87%
9	8	0.73%	9	66	0.80%
10	0	0.00%	10	3	0.04%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1091			8249		



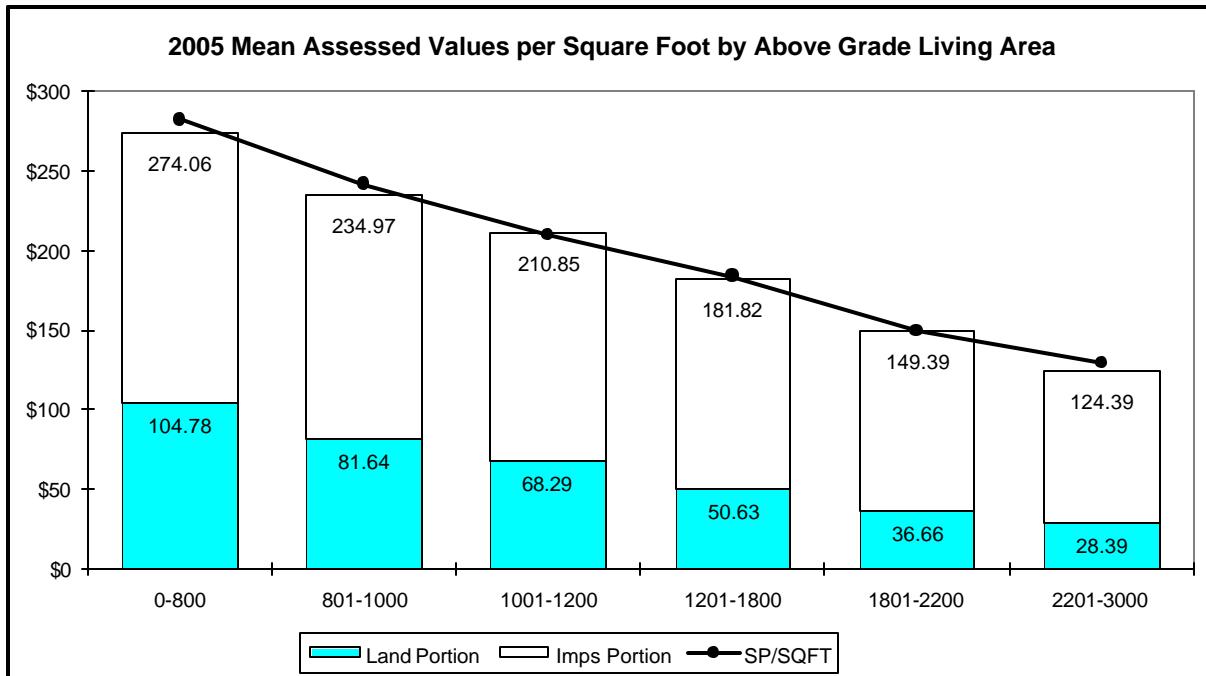
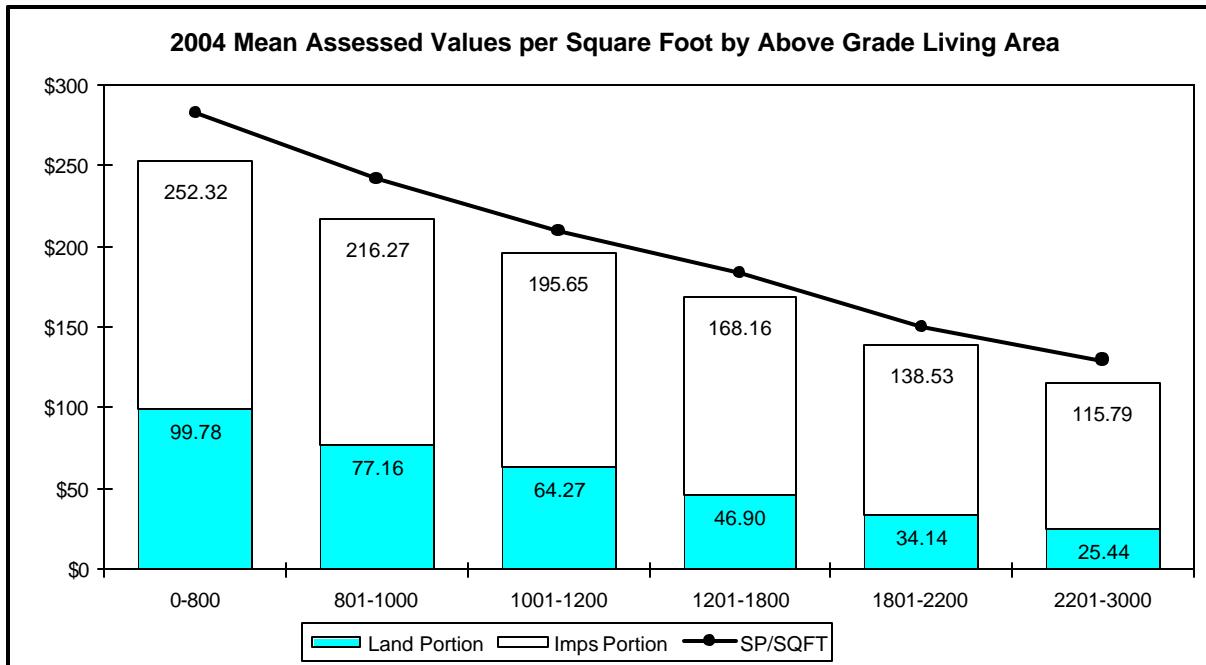
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



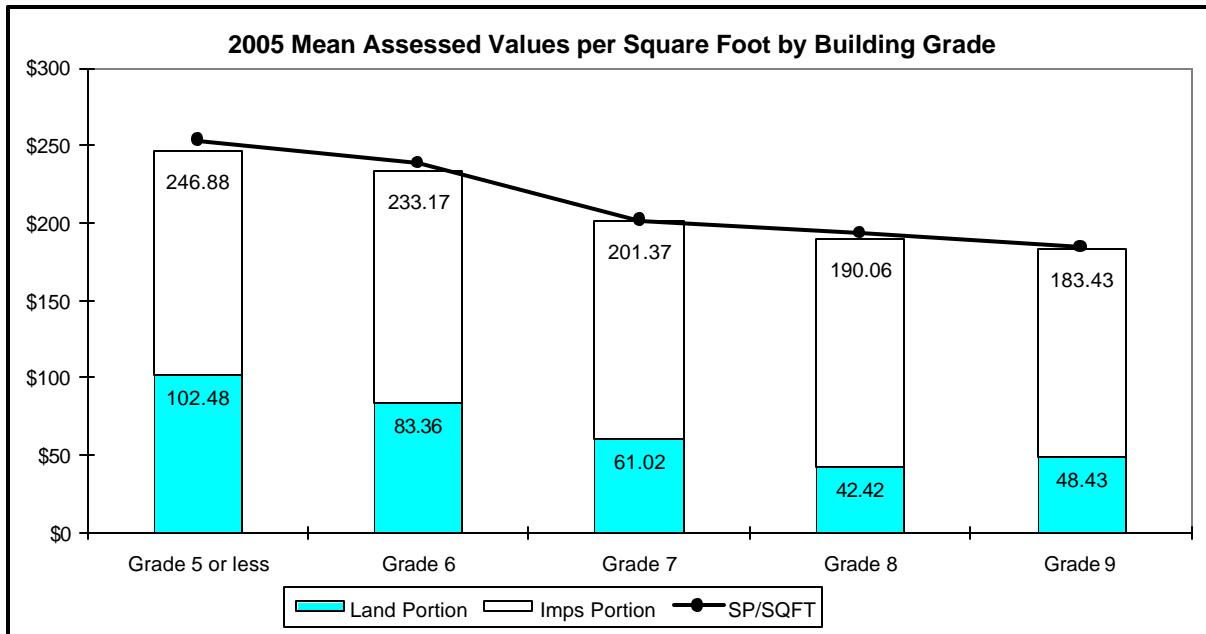
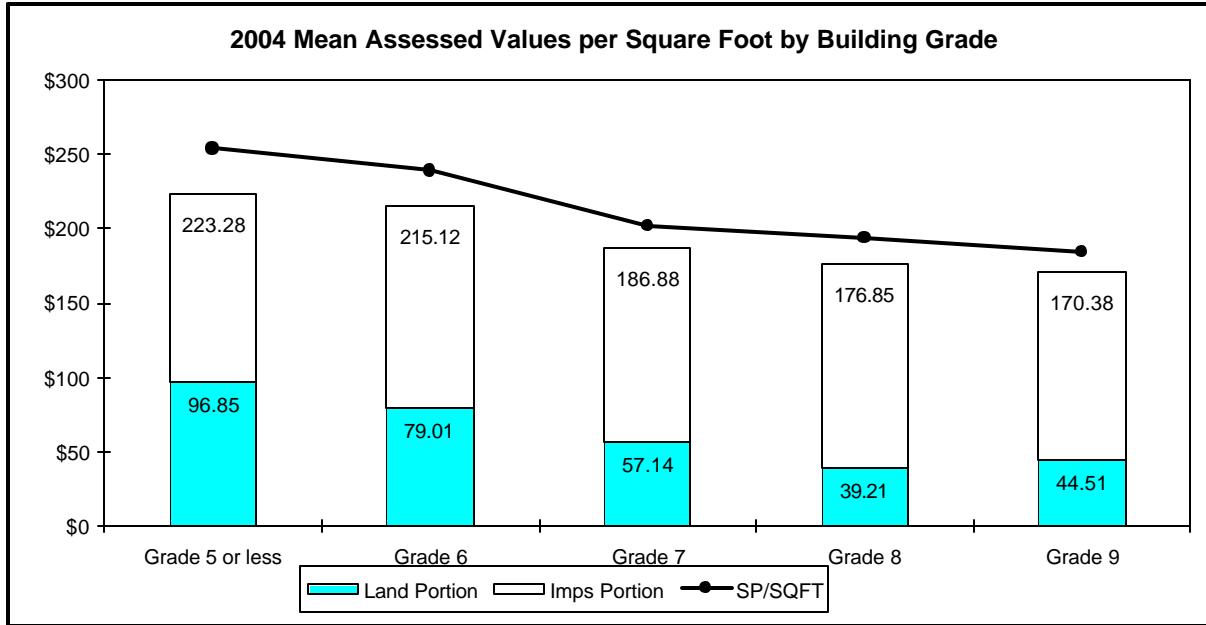
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

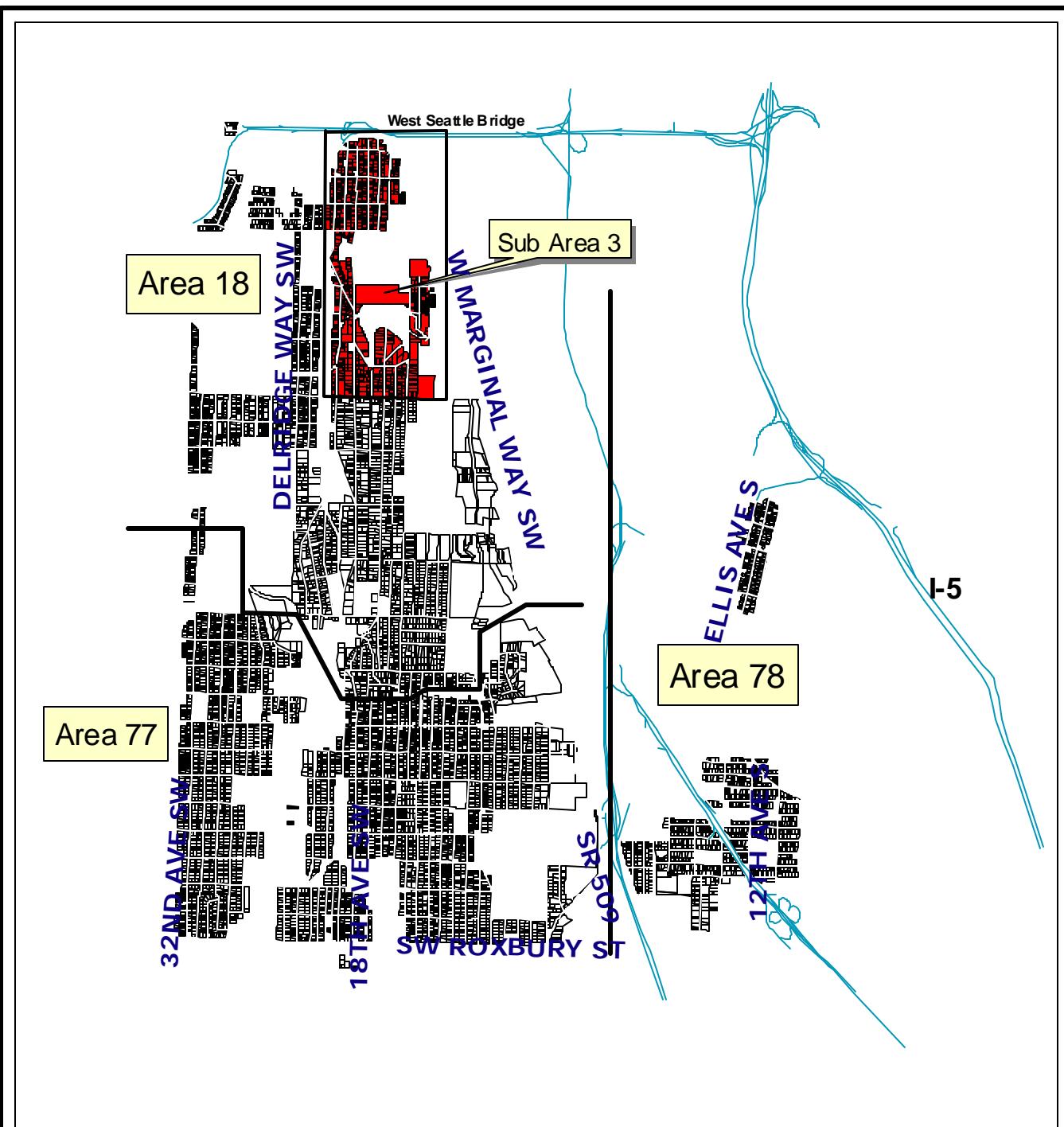


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



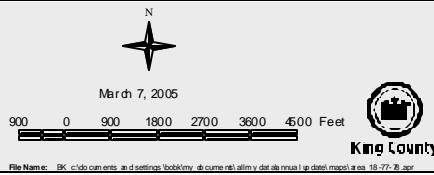
Areas 18-77-78

Combined Areas

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Legend

	18-77-78 fwwy.shp
	18-77-78 streets.shp
	18-77-78.shp
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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 35 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. After analyzing the sales it was determined that Areas 18 & 78 should receive a 16.72% upward adjustment to previous land value. It was also determined there should be no change in land value for Area 77.

The formula is:

Area 18 & 78

2005 Land Value = 2004 Land Value x 1.1672, with the result rounded down to the next \$1,000.

Area 77

2005 Land Value = 2004 Land Value x 1.00, with the result rounded down to the next \$1,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1091 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a parcel with an improvement with a year built/renovate of less than 1940 had a lower average ratio than a parcel with an improvement with a year built/renovate of 1940 or greater. This formula adjusts these values upward more than others thus improving equalization. Improvements in good condition had a higher average ratio than other improvements. This formula adjusts these values upward less than others thus improving equalization. Finally, improved parcels located in Area 18 Sub Area 3 had higher average ratios than improved parcels in other sub areas. This formula adjusts these values upward less than others thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / 0.9228535 + 0.04376801 * \text{Sub3} - 0.04309198 * \text{Old YB} + 0.03571108 * \text{Good Condition}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.09)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.09).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land: In Areas 18 & 78, Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample. In Area 77, Residential properties located on commercially zoned land will be valued using the 2004 Total Value x 1.00.

Mobile Home Update

There were no mobile home sales in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 18, 77 & 78 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.36%	
Old YB (YrBlt/Ren<1940)	Yes
% Adjustment	5.31%
Good Cond	Yes
% Adjustment	-4.04%
Area 18 Sub 3	Yes
% Adjustment	-4.91%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a **year built/renovate of less than 1940** would *approximately* receive a 13.67% upward adjustment (8.36% overall plus 5.31% for Old YB). There are 183 sales and 1693 in the population that meet this criteria.

An improvement in **good condition** would approximately receive a 4.32% upward adjustment (8.36% overall minus 4.04% for good condition). There are 119 sales and 788 in the population that meet this criteria.

A parcel in **Area 18 Sub Area 3** would approximately receive a 3.45% upward adjustment (8.36% overall minus 4.91% for Sub 3). There are 56 sales and 317 in the population that meet this criteria.

A parcel with a **year built/renovate of less than 1940**, in **good condition** and in **Sub Area 3** would approximately receive a 4.72% upward adjustment (8.36% overall plus 5.31% for Old YB minus 4.04 % for good condition minus 4.91% for Sub 3). There are 8 sales and 55 in the population that meet this criteria.

57% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Areas 18, 77 & 78 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	8	0.824	0.902	9.5%	0.804	1.000
5	79	0.888	0.980	10.4%	0.947	1.013
6	494	0.902	0.978	8.4%	0.967	0.989
7	412	0.926	0.997	7.8%	0.986	1.009
8	90	0.914	0.982	7.4%	0.962	1.001
9	8	0.921	0.991	7.6%	0.922	1.060
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1930	253	0.881	0.983	11.5%	0.966	0.999
1931-1950	326	0.907	0.975	7.5%	0.960	0.989
1951-1970	218	0.926	0.990	6.9%	0.974	1.006
1971-1980	50	0.933	0.996	6.7%	0.961	1.032
1981-1990	39	0.930	0.994	6.8%	0.962	1.026
1991-2000	84	0.937	1.003	7.1%	0.979	1.028
2001-2004	121	0.923	0.994	7.6%	0.978	1.010
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	19	0.860	0.944	9.8%	0.872	1.015
Average	847	0.908	0.986	8.6%	0.978	0.994
Good	199	0.935	0.987	5.6%	0.970	1.003
Very Good	26	0.908	1.010	11.2%	0.969	1.051
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	818	0.910	0.983	8.1%	0.974	0.992
1.5	101	0.909	0.999	9.9%	0.973	1.024
2	156	0.926	0.995	7.4%	0.980	1.010
2.5	1	0.852	0.923	8.3%	N/A	N/A
3	15	0.878	0.950	8.2%	0.912	0.989

Areas 18, 77 & 78 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

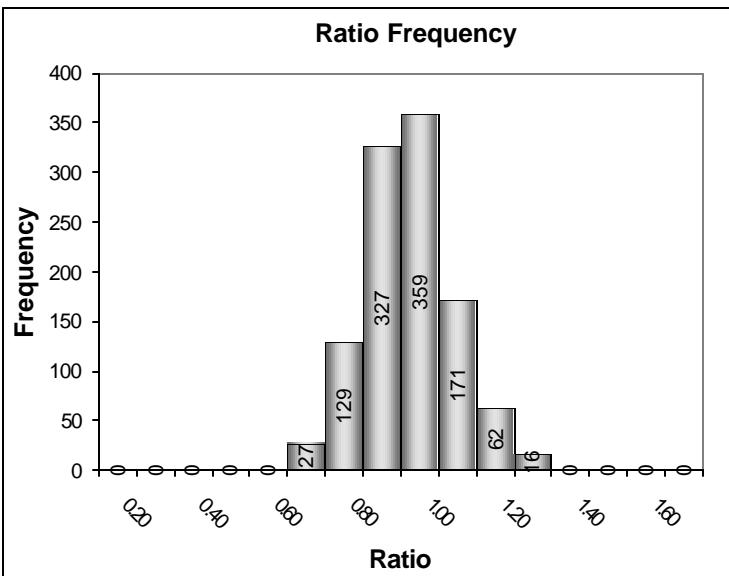
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-800	265	0.896	0.972	8.5%	0.956	0.988
801-1000	227	0.894	0.972	8.6%	0.955	0.989
1001-1200	249	0.935	1.007	7.8%	0.992	1.022
1201-1800	259	0.917	0.992	8.1%	0.978	1.005
1801-2200	53	0.924	0.996	7.8%	0.967	1.026
2201-3000	38	0.894	0.961	7.4%	0.931	0.992
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	976	0.913	0.988	8.3%	0.981	0.996
Y	115	0.904	0.971	7.4%	0.947	0.995
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1091	0.912	0.986	8.2%	0.979	0.994
Area Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
18-2	134	0.890	0.974	9.4%	0.952	0.997
18-3	90	0.949	0.988	4.1%	0.961	1.015
18-5	140	0.919	0.998	8.5%	0.977	1.019
77-6	295	0.898	0.973	8.4%	0.959	0.987
77-8	309	0.929	1.003	8.0%	0.990	1.016
78-6	24	0.884	0.981	11.0%	0.926	1.036
78-7	99	0.891	0.974	9.2%	0.950	0.998
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-3000	64	0.917	0.993	8.3%	0.975	1.011
3001-5000	317	0.891	0.964	8.2%	0.951	0.977
5001-10000	656	0.918	0.992	8.2%	0.983	1.002
10001-25000	54	0.953	1.028	7.8%	0.989	1.067
Old YB (less than 1940)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	812	0.922	0.987	7.1%	0.979	0.995
Yes	279	0.883	0.984	11.5%	0.969	1.000

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: West Central/Team 3	Lien Date: 01/01/2004	Date of Report: 3/1/2005	Sales Dates: 1/2003 - 12/2004
Area 18/77/78	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1091		
Mean Assessed Value	211,000		
Mean Sales Price	231,400		
Standard Deviation AV	44,310		
Standard Deviation SP	51,475		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.922		
Median Ratio	0.914		
Weighted Mean Ratio	0.912		
UNIFORMITY			
Lowest ratio	0.632		
Highest ratio:	1.279		
Coefficient of Dispersion	9.92%		
Standard Deviation	0.116		
Coefficient of Variation	12.56%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.908		
Upper limit	0.924		
95% Confidence: Mean			
Lower limit	0.915		
Upper limit	0.929		
SAMPLE SIZE EVALUATION			
N (population size)	8249		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	21		
Actual sample size:	1091		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	570		
# ratios above mean:	521		
Z:	1.483		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



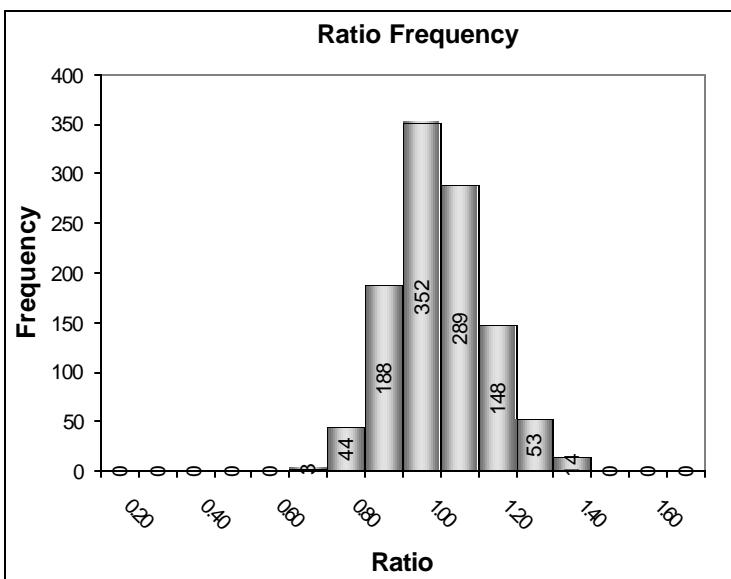
COMMENTS:

1 to 3 Unit Residences throughout Areas 18, 77 & 78.

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: West Central/Team 3	Lien Date: 01/01/2005	Date of Report: 3/1/2005	Sales Dates: 1/2003 - 12/2004
Area 18/77/78	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1091		
Mean Assessed Value	228,200		
Mean Sales Price	231,400		
Standard Deviation AV	46,926		
Standard Deviation SP	51,475		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.992		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.691		
Highest ratio:	1.382		
Coefficient of Dispersion	9.69%		
Standard Deviation	0.123		
Coefficient of Variation	12.31%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	8249		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.123		
Recommended minimum:	24		
Actual sample size:	1091		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	569		
# ratios above mean:	522		
Z:	1.423		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Areas 18, 77 & 78.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18-2	177260	0660	10/13/2004	207500	460	100	5	1918	3	5400	Y	N	4501 26TH AV SW
18-2	177310	1210	10/9/2003	168950	500	0	5	1928	3	4800	N	N	5405 25TH AV SW
18-2	177310	0680	12/17/2004	171500	520	0	5	1921	3	4800	N	N	5061 25TH AV SW
18-2	343850	1401	6/24/2004	150000	580	0	5	1942	3	6282	N	N	5942 26TH AV SW
18-2	935800	0486	9/3/2003	168000	650	0	5	1910	3	2145	N	N	4059 28TH AV SW
18-2	357430	0145	5/26/2004	155000	710	0	5	1907	4	2500	N	N	4140 25TH AV SW
18-2	762870	0125	1/28/2003	217500	730	300	5	1908	3	3900	Y	N	3031 SW SPOKANE ST
18-2	177260	0320	12/19/2003	225000	760	500	5	1991	3	5480	N	N	4829 26TH AV SW
18-2	929730	1770	5/2/2003	189950	790	0	5	1919	3	4800	N	N	3215 SW GENESEE ST
18-2	731240	0330	12/8/2003	197950	850	0	5	1918	3	4840	N	N	5636 35TH AV SW
18-2	357430	0045	1/27/2003	232000	1100	0	5	1944	4	5000	N	N	4312 26TH AV SW
18-2	929730	1215	8/13/2004	336000	470	470	6	1933	3	4300	Y	N	4139 32ND AV SW
18-2	929830	0015	12/27/2004	245000	540	0	6	1927	5	5200	Y	N	3221 SW ANDOVER ST
18-2	177310	0525	9/16/2004	250000	560	0	6	1941	3	4800	N	N	4800 25TH AV SW
18-2	935800	1940	4/3/2003	225000	590	590	6	1918	5	5100	N	N	2612 SW NEVADA ST
18-2	177310	1845	5/13/2003	184500	610	0	6	1936	3	4800	N	N	5632 25TH AV SW
18-2	343850	2360	4/23/2003	201000	640	0	6	1947	3	7837	N	N	6917 23RD AV SW
18-2	177310	1235	12/7/2004	187575	660	0	6	1929	3	4800	N	N	5425 25TH AV SW
18-2	935800	2210	12/1/2003	179990	660	0	6	1941	4	5000	N	N	4317 26TH AV SW
18-2	177310	0500	4/23/2004	222500	670	0	6	1943	4	4800	N	N	4822 25TH AV SW
18-2	177310	0485	9/21/2004	236500	670	0	6	1942	3	4800	N	N	4832 25TH AV SW
18-2	177310	0630	1/27/2003	176900	720	0	6	1947	3	4800	N	N	5023 25TH AV SW
18-2	731240	0385	4/28/2004	187000	750	0	6	1927	3	4840	Y	N	5621 34TH AV SW
18-2	177310	0810	11/22/2004	242000	750	750	6	1941	3	4800	N	N	5048 25TH AV SW
18-2	731240	0375	7/28/2003	183000	770	0	6	1942	2	4840	Y	N	5615 34TH AV SW
18-2	731240	0155	10/15/2003	215000	780	0	6	1915	3	4840	N	N	5442 35TH AV SW
18-2	928480	0035	5/21/2004	195000	780	0	6	1951	3	5750	N	N	5417 26TH AV SW
18-2	929780	0115	2/6/2004	250000	790	0	6	1932	3	4840	N	N	5030 35TH AV SW
18-2	731240	0525	10/21/2003	184500	790	0	6	1918	3	2541	N	N	5617 32ND AV SW
18-2	731290	0025	5/21/2004	262000	810	0	6	1918	3	4840	N	N	5418 35TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
18-2	935800	1625	10/1/2003	216000	810	0	6	1909	3	2550	N	N	2844 SW NEVADA ST
18-2	327780	0840	7/19/2004	215000	820	400	6	1965	3	6250	N	N	6350 34TH AV SW
18-2	731290	0105	5/20/2003	255000	820	340	6	1947	3	5445	Y	N	5428 34TH AV SW
18-2	177310	1870	11/18/2004	190500	830	0	6	1952	3	4800	N	N	5612 25TH AV SW
18-2	731240	0520	9/27/2004	250000	860	190	6	1918	3	6050	N	N	5609 32ND AV SW
18-2	929730	1085	9/24/2004	329000	870	0	6	1918	4	4800	Y	N	4012 32ND AV SW
18-2	731240	0315	11/30/2004	245450	880	0	6	1914	3	4840	N	N	5624 35TH AV SW
18-2	177310	1470	10/12/2004	220000	880	0	6	1953	3	4800	N	N	5434 25TH AV SW
18-2	929730	1160	10/8/2003	241000	900	0	6	1938	3	4000	Y	N	4051 32ND AV SW
18-2	343850	2362	4/21/2004	217950	910	0	6	1950	2	5450	N	N	6901 23RD AV SW
18-2	798540	0470	6/25/2004	204000	940	0	6	1947	3	4500	N	N	2307 SW MYRTLE ST
18-2	928480	2855	12/8/2004	200000	960	0	6	1941	3	5750	N	N	5647 26TH AV SW
18-2	860540	0020	5/14/2003	156000	1010	0	6	1972	3	6300	N	N	6512 23RD AV SW
18-2	177310	0795	2/23/2004	230000	1040	450	6	1918	3	4800	N	N	5060 25TH AV SW
18-2	417381	0020	8/19/2004	210000	1060	0	6	1982	3	8097	N	N	6355 A 24TH AV SW
18-2	928480	1170	3/7/2003	200000	1060	0	6	1981	3	5750	Y	N	5456 31ST AV SW
18-2	928480	1720	4/20/2004	204300	1060	0	6	1981	3	5750	N	N	5630 31ST AV SW
18-2	928480	2165	10/1/2003	289950	1100	120	6	1936	3	8750	Y	N	5608 29TH AV SW
18-2	343850	2394	10/7/2003	161000	1100	0	6	1988	3	11840	N	N	6985 23RD AV SW
18-2	815060	0230	5/27/2003	200000	1110	0	6	1947	3	4400	N	N	3208 SW RAYMOND ST
18-2	177310	1295	7/23/2003	179800	1120	0	6	1979	3	4400	N	N	5446 26TH AV SW
18-2	177310	1300	8/25/2004	226000	1120	0	6	1979	3	4400	N	N	5448 26TH AV SW
18-2	177310	0510	7/1/2004	220000	1140	360	6	1941	3	9600	N	N	4814 25TH AV SW
18-2	177310	1670	6/11/2004	198000	1160	0	6	1929	3	4320	N	N	5652 26TH AV SW
18-2	935800	1476	11/30/2004	280000	1170	0	6	1914	5	2500	N	N	2800 SW ADAMS ST
18-2	935800	1995	3/29/2004	230000	1180	0	6	1971	3	5100	N	N	2611 SW NEVADA ST
18-2	928480	0005	11/16/2004	203000	1220	0	6	1941	3	5750	N	N	5401 26TH AV SW
18-2	935800	1430	11/9/2004	353500	1290	360	6	1919	5	5100	N	N	2824 SW ADAMS ST
18-2	177260	0200	3/17/2004	280000	1410	0	6	1986	3	4800	N	N	5064 26TH AV SW
18-2	935800	2045	7/16/2004	235000	1870	0	6	1905	3	7650	N	N	2635 SW NEVADA ST
18-2	731240	0217	10/18/2004	332000	730	730	7	2004	3	5445	Y	N	5438 34TH AV SW

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18-2	929730	1170	6/18/2004	255000	780	0	7	1941	3	4000	N	N	4105 32ND AV SW
18-2	177260	0426	6/4/2003	237000	820	820	7	1955	3	7200	N	N	4800 26TH AV SW
18-2	815060	0095	10/7/2003	225000	840	360	7	1948	3	4840	N	N	5945 34TH AV SW
18-2	929730	1750	6/3/2004	286000	870	300	7	1950	3	5600	Y	N	3127 SW GENESEE ST
18-2	731240	0495	9/12/2003	288000	880	770	7	1954	3	4840	Y	N	5650 34TH AV SW
18-2	343850	2175	3/17/2003	167000	900	600	7	1963	3	6615	N	N	6548 25TH AV SW
18-2	929730	1255	8/11/2004	300500	920	120	7	1925	4	4400	N	N	3224 SW GENESEE ST
18-2	343850	2041	7/10/2003	212000	920	630	7	1997	3	5824	N	N	6541 DELRIDGE WY SW
18-2	929780	0025	11/20/2003	248000	940	0	7	1928	5	4840	N	N	5238 35TH AV SW
18-2	929730	1760	3/19/2003	279000	950	0	7	1918	3	4800	N	N	3205 SW GENESEE ST
18-2	935800	2305	2/24/2003	186500	950	0	7	1949	3	6426	N	N	2847 SW NEVADA ST
18-2	343850	1981	1/27/2003	168000	1020	0	7	1963	4	4480	N	N	6328 23RD AV SW
18-2	815060	0140	7/8/2004	295000	1030	0	7	1927	3	4840	N	N	5909 34TH AV SW
18-2	928480	1795	11/30/2004	296000	1040	530	7	1965	3	5750	N	N	5656 31ST AV SW
18-2	177260	0420	1/5/2003	217000	1050	600	7	1979	3	7200	N	N	4808 26TH AV SW
18-2	928480	1590	7/15/2004	194000	1060	0	7	1981	3	5750	Y	N	5627 31ST AV SW
18-2	928480	1085	11/18/2003	199000	1060	0	7	1981	3	5750	N	N	5402 31ST AV SW
18-2	928480	1095	4/20/2004	210000	1060	0	7	1981	3	5750	N	N	5412 31ST AV SW
18-2	928480	1600	6/5/2003	222000	1060	0	7	1981	3	5750	Y	N	5633 31ST AV SW
18-2	343850	2131	3/25/2004	207000	1080	490	7	1979	3	8932	N	N	6533 23RD AV SW
18-2	343850	1465	10/17/2003	238000	1080	460	7	1996	3	4899	N	N	2407 SW GRAHAM ST
18-2	177260	0530	9/29/2004	185000	1090	0	7	1962	3	7200	N	N	4740 26TH AV SW
18-2	343850	2083	12/2/2003	241200	1100	780	7	1997	3	5000	N	N	6343 23RD AV SW
18-2	343850	2325	11/30/2004	188950	1130	0	7	1991	3	5443	N	N	6917 24TH AV SW
18-2	343850	1997	7/9/2004	225000	1140	0	7	1991	3	5000	N	N	6340 23RD AV SW
18-2	343850	2294	5/18/2004	195000	1140	0	7	1970	3	5000	N	N	6913 25TH AV SW
18-2	928480	2825	3/31/2004	192000	1160	0	7	1941	3	8625	N	N	5633 26TH AV SW
18-2	928480	2865	2/23/2004	204700	1160	0	7	1966	3	5750	N	N	5653 26TH AV SW
18-2	935800	1715	10/6/2003	250000	1160	0	7	1994	3	2288	N	N	2808 SW NEVADA ST
18-2	815060	0160	8/24/2004	344750	1166	210	7	1927	4	4840	Y	N	5904 34TH AV SW
18-2	343850	2253	4/29/2003	247000	1210	500	7	1978	3	10880	N	N	6551 25TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
18-2	929730	1230	2/23/2004	335000	1230	750	7	1931	5	7152	Y	N	3200 SW GENESEE ST
18-2	928480	1515	10/8/2003	256000	1240	1200	7	1981	3	4830	N	N	5636 32ND AV SW
18-2	928480	0976	12/9/2003	223770	1250	0	7	1978	3	5750	N	N	5411 30TH AV SW
18-2	731240	0200	9/8/2003	330000	1260	0	7	1904	3	4840	Y	N	5451 34TH AV SW
18-2	929730	0966	2/6/2004	365000	1300	530	7	1959	3	4720	Y	N	4150 32ND AV SW
18-2	929730	0675	5/15/2003	315000	1310	600	7	1962	3	6640	Y	N	3018 SW ANDOVER ST
18-2	177310	1445	5/8/2003	239950	1320	0	7	1928	5	4800	N	N	5452 25TH AV SW
18-2	177310	1665	5/9/2003	232000	1320	0	7	1988	3	4320	N	N	5658 26TH AV SW
18-2	935800	1201	5/27/2003	241300	1340	0	7	2000	3	1883	N	N	4101 B 26TH AV SW
18-2	935800	2351	11/24/2004	242055	1360	0	7	1998	3	1632	N	N	2850 SW GENESEE ST
18-2	929730	1134	2/13/2003	337000	1400	0	7	1926	3	4000	Y	N	4031 32ND AV SW
18-2	935800	1330	8/10/2004	302000	1440	0	7	2000	3	2550	N	N	2845 SW DAKOTA ST
18-2	928480	1925	1/27/2004	286000	1510	490	7	1948	3	9750	Y	N	2919 SW FINDLAY ST
18-2	929780	0125	10/21/2004	340000	1540	1000	7	1961	3	4840	N	N	5022 35TH AV SW
18-2	929780	0030	10/25/2004	300000	1620	600	7	1948	3	4840	N	N	5236 35TH AV SW
18-2	935800	1615	3/17/2004	280000	1630	0	7	1998	3	2550	N	N	2848 SW NEVADA ST
18-2	731240	0175	5/5/2003	229000	1690	400	7	1919	3	4840	N	N	5456 35TH AV SW
18-2	935800	2400	2/25/2004	300000	1710	870	7	1979	3	5100	N	N	2828 SW GENESEE ST
18-2	343850	1991	10/8/2004	260000	1720	0	7	1995	3	5170	N	N	6369 DELRIDGE WY SW
18-2	343850	2026	5/28/2004	220000	1730	0	7	1952	3	10222	N	N	6533 DELRIDGE WY SW
18-2	343850	2047	4/8/2003	220000	1800	0	7	1994	3	6909	N	N	6704 23RD AV SW
18-2	928480	2055	10/7/2003	317500	1820	910	7	1972	3	11500	Y	N	5607 29TH AV SW
18-2	343850	2251	12/20/2003	270000	1960	0	7	1975	3	10880	N	N	6547 25TH AV SW
18-2	935800	2390	12/29/2003	325000	2290	0	7	1980	3	6406	N	N	2832 SW GENESEE ST
18-2	935800	2375	10/7/2003	350900	2290	0	7	1980	3	6344	N	N	2838 SW GENESEE ST
18-2	928480	0075	4/11/2003	282000	2320	0	7	2002	3	5750	N	N	5337 26TH AV SW
18-2	357430	0125	5/4/2004	189000	760	0	8	2004	3	2360	N	N	4132 25TH AV SW
18-2	357430	0126	5/11/2004	209950	830	0	8	2004	3	1324	N	N	4132 A 25TH AV SW
18-2	357430	0127	6/7/2004	219950	830	0	8	2004	3	1315	N	N	4132 B 25TH AV SW
18-2	935800	2238	7/10/2003	265000	1150	400	8	2003	3	2474	N	N	2809 B SW NEVADA ST
18-2	177310	1280	11/1/2004	290000	1220	690	8	2001	3	4380	N	N	5458 26TH AV SW

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18-2	177260	0385	4/27/2004	311076	1270	700	8	2004	3	4800	N	N	4838 26TH AV SW
18-2	343850	2389	11/18/2003	269000	1410	0	8	1997	3	7511	N	N	6958 24TH AV SW
18-2	935800	2232	8/14/2003	267500	1460	0	8	2003	3	1656	N	N	2807 A SW NEVADA ST
18-2	935800	2234	8/28/2003	275200	1460	0	8	2003	3	1646	N	N	2811 A SW NEVADA ST
18-2	935800	2230	12/16/2004	316500	1460	0	8	2003	3	1575	N	N	2807 B SW NEVADA ST
18-2	935800	2236	8/26/2003	269000	1466	0	8	2003	3	1561	N	N	2811 B SW NEVADA ST
18-2	935800	1462	8/19/2003	259950	1470	0	8	2003	3	1474	N	N	4119 B 28TH AV SW
18-2	935800	1460	8/19/2003	259950	1470	0	8	2003	3	1463	N	N	4119 A 28TH AV SW
18-2	935800	1465	7/19/2003	285000	1610	0	8	2003	3	2261	N	N	4117 28TH AV SW
18-2	177310	1495	4/29/2004	286000	1660	0	8	1932	3	4800	N	N	5414 25TH AV SW
18-2	731240	0425	3/12/2004	325000	2150	0	8	1991	3	4840	Y	N	5653 34TH AV SW
18-3	343850	0277	2/17/2004	199450	520	0	5	1965	3	5670	Y	N	5004 PUGET BL SW
18-3	177360	0680	9/17/2003	158900	550	0	5	1935	5	4800	Y	N	4527 21ST AV SW
18-3	177360	0550	6/24/2004	223500	810	150	5	1929	4	4960	Y	N	4843 PUGET BL SW
18-3	315760	0055	3/31/2003	180000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
18-3	315760	0055	9/10/2003	185000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
18-3	343850	0296	12/16/2003	181000	860	0	5	1920	3	10912	N	N	5206 23RD AV SW
18-3	788150	0465	1/8/2004	258950	1110	1380	5	1918	3	5000	Y	N	4017 22ND AV SW
18-3	788150	0390	5/5/2004	142500	1370	0	5	1908	2	5000	Y	N	4008 23RD AV SW
18-3	177360	0393	6/8/2004	247000	570	300	6	1926	4	3440	Y	N	4727 22ND AV SW
18-3	284870	0405	9/30/2004	285000	660	0	6	1918	3	20000	Y	N	3816 22ND AV SW
18-3	754730	0035	6/19/2003	174000	710	0	6	1918	3	3700	N	N	4014 21ST AV SW
18-3	754780	0095	9/9/2004	237000	720	0	6	1916	3	5200	N	N	4037 20TH AV SW
18-3	789210	0255	12/27/2004	262800	740	300	6	1918	3	4000	N	N	2106 SW GENESEE ST
18-3	754730	0070	11/17/2003	243000	750	0	6	1913	4	5000	N	N	4029 20TH AV SW
18-3	754730	0840	6/27/2003	235300	800	0	6	1913	3	5000	N	N	3850 18TH AV SW
18-3	315760	0395	4/3/2003	184000	810	0	6	1953	3	5000	N	N	4143 19TH AV SW
18-3	284870	0325	7/12/2004	246000	830	0	6	1912	4	3700	Y	N	3821 22ND AV SW
18-3	754780	0105	2/21/2003	173000	850	0	6	1962	4	5200	N	N	4033 20TH AV SW
18-3	315760	0030	9/7/2004	224000	850	0	6	2000	3	5000	N	N	4116 21ST AV SW
18-3	315760	0350	3/18/2003	231500	880	0	6	1916	3	3700	N	N	4154 20TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
18-3	754730	0850	2/26/2004	190700	910	0	6	1916	3	5000	N	N	3856 18TH AV SW
18-3	788150	0435	6/13/2003	210000	930	0	6	1908	3	5000	Y	N	4028 23RD AV SW
18-3	788150	0330	8/14/2003	255000	950	950	6	1925	3	5000	Y	N	4021 23RD AV SW
18-3	177360	0340	10/13/2004	262500	970	200	6	1918	3	4950	Y	N	4739 23RD AV SW
18-3	284870	0095	12/12/2003	204900	980	980	6	1912	3	5000	Y	N	3847 23RD AV SW
18-3	754730	0895	8/24/2004	263000	1000	960	6	1915	4	4000	N	N	3837 17TH AV SW
18-3	343850	0211	3/3/2003	235000	1000	0	6	1935	3	7080	N	N	5222 21ST AV SW
18-3	343850	0166	6/24/2004	185000	1000	0	6	1975	3	6600	N	N	5222 18TH AV SW
18-3	754730	0090	9/4/2003	233500	1010	0	6	1918	3	5000	N	N	4017 20TH AV SW
18-3	343850	0284	12/1/2003	224950	1040	0	6	1977	3	6630	Y	N	5038 PUGET BL SW
18-3	343850	0248	6/11/2003	209950	1040	0	6	1978	3	6325	N	N	1902 SW BRANDON ST
18-3	343850	0244	12/16/2004	215000	1040	0	6	1978	3	6075	N	N	5249 19TH AV SW
18-3	343850	0240	6/13/2003	217000	1040	0	6	1978	3	6050	N	N	5328 21ST AV SW
18-3	343850	0238	12/16/2004	180000	1040	0	6	1978	3	5940	N	N	5245 19TH AV SW
18-3	343850	0235	11/1/2003	236950	1040	0	6	1978	4	5940	N	N	5318 21ST AV SW
18-3	343850	0165	11/9/2004	188000	1060	0	6	1977	4	6600	N	N	5216 18TH AV SW
18-3	343850	0194	4/20/2004	193000	1070	0	6	1948	3	5207	N	N	5236 19TH AV SW
18-3	177360	0691	4/24/2003	190000	1150	0	6	1958	3	11802	Y	N	4533 21ST AV SW
18-3	754730	0490	9/11/2003	267000	1160	1100	6	1909	4	4200	N	N	4011 17TH AV SW
18-3	315760	0325	10/21/2004	275000	1160	0	6	1910	3	6200	N	N	4146 20TH AV SW
18-3	754730	1320	10/4/2004	252000	1340	0	6	1953	3	7500	N	N	3841 19TH AV SW
18-3	343850	0285	5/25/2004	275000	1350	0	6	1948	3	19200	Y	N	5239 21ST AV SW
18-3	315760	0360	2/5/2003	250000	1680	0	6	1977	3	4100	N	N	4156 20TH AV SW
18-3	754780	0145	5/27/2003	261500	870	110	7	1918	4	5200	N	N	4044 20TH AV SW
18-3	315760	0290	6/4/2003	301000	920	610	7	1988	3	3750	N	N	4128 20TH AV SW
18-3	343850	0114	8/22/2003	300000	930	710	7	1982	4	5014	N	N	5244 17TH AV SW
18-3	788150	0510	6/16/2004	279950	970	0	7	1970	3	5000	Y	N	2115 SW ANDOVER ST
18-3	754730	0320	1/24/2003	179000	990	0	7	1914	3	5000	N	N	4028 19TH AV SW
18-3	343850	0119	4/25/2003	240950	990	550	7	1982	3	5014	N	N	5252 17TH AV SW
18-3	789210	0005	8/25/2003	219500	1000	450	7	1985	3	5000	N	N	4133 23RD AV SW
18-3	343850	0164	10/25/2004	250000	1050	0	7	1978	3	6930	N	N	5242 18TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18-3	343850	0291	11/17/2004	275000	1060	850	7	1958	3	7300	N	N	5249 21ST AV SW
18-3	343850	0215	7/2/2003	250000	1060	400	7	1963	3	10996	N	N	1921 SW DAWSON ST
18-3	343850	0227	8/31/2004	290000	1070	1070	7	1964	3	5397	N	N	5302 21ST AV SW
18-3	343850	0306	7/31/2003	208000	1100	220	7	1953	3	10800	Y	N	5333 21ST AV SW
18-3	789160	0435	2/9/2004	243000	1120	450	7	1959	3	5000	Y	N	4122 23RD AV SW
18-3	315760	0100	2/10/2003	196000	1130	350	7	1979	3	7500	N	N	4150 21ST AV SW
18-3	242403	9026	5/24/2004	300000	1140	720	7	1963	3	10890	N	N	4758 21ST AV SW
18-3	343850	0289	6/18/2003	233300	1140	720	7	1963	4	7344	N	N	5200 23RD AV SW
18-3	177310	0890	3/3/2003	235000	1140	530	7	2003	3	4440	Y	N	5013 PUGET BL SW
18-3	789160	0590	3/25/2004	222500	1240	0	7	1964	3	5000	Y	N	4121 21ST AV SW
18-3	343850	0220	4/24/2004	265000	1250	700	7	1991	3	5750	N	N	1901 SW DAWSON ST
18-3	177360	0561	11/18/2003	224950	1260	0	7	1929	4	4960	Y	N	4849 PUGET BL SW
18-3	754730	1595	6/23/2004	300000	1320	0	7	2000	3	2500	N	N	3833 20TH AV SW
18-3	177360	0302	11/9/2004	335000	1440	690	7	1994	3	4920	Y	N	4709 23RD AV SW
18-3	788150	0450	4/23/2003	275000	1440	0	7	2003	3	2500	Y	N	4027 22ND AV SW
18-3	343850	0176	7/16/2004	220000	1450	0	7	1938	3	8400	N	N	5260 18TH AV SW
18-3	343850	0107	6/23/2004	292000	1520	900	7	1962	3	6150	N	N	5201 16TH AV SW
18-3	315760	0195	6/11/2003	320000	1530	380	7	1990	3	5000	N	N	4127 20TH AV SW
18-3	177360	0345	10/28/2003	299990	1600	780	7	2000	3	4950	Y	N	4741 23RD AV SW
18-3	177360	0736	5/19/2004	315000	1650	640	7	1996	3	6000	Y	N	4565 21ST AV SW
18-3	343850	0303	9/11/2003	263000	1740	0	7	2003	3	6400	N	N	5228 23RD AV SW
18-3	343850	0327	5/20/2004	288000	1840	300	7	2004	3	5500	N	N	5217 23RD AV SW
18-3	343850	0328	6/15/2004	300000	1840	300	7	2004	3	5500	N	N	5225 23RD AV SW
18-3	343850	0255	9/17/2004	260000	1840	0	7	1995	3	5000	N	N	5207 19TH AV SW
18-3	754730	0290	10/7/2003	307000	780	530	8	2000	3	2500	N	N	4018 19TH AV SW
18-3	343850	0110	5/10/2004	304000	1300	420	8	2004	3	6780	N	N	5220 17TH AV SW
18-3	754730	1580	6/8/2004	390000	1430	0	8	1923	5	5000	N	N	3843 20TH AV SW
18-3	177360	0505	9/23/2004	329950	1480	480	8	1999	3	4950	Y	N	4805 23RD AV SW
18-3	177360	0510	7/21/2004	349000	1480	480	8	1999	3	4950	Y	N	4809 23RD AV SW
18-3	177360	0515	9/15/2004	368500	1480	480	8	1999	3	4950	Y	N	4815 23RD AV SW
18-3	177360	0628	10/25/2004	300000	1760	0	8	1991	3	4291	Y	N	4714 22ND AV SW

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18-3	177360	0628	2/19/2003	250000	1760	0	8	1991	3	4291	Y	N	4714 22ND AV SW
18-3	177360	0634	9/2/2003	274950	1780	0	8	1991	3	5813	Y	N	22ND AV SW
18-3	343850	0301	5/1/2004	289000	1960	0	8	2004	3	6816	N	N	5220 23RD AV SW
18-3	343850	0302	4/19/2004	289000	1960	0	8	2004	3	6400	N	N	5224 23RD AV SW
18-3	754730	1440	3/10/2003	364500	2230	0	8	1991	3	5000	Y	N	3840 21ST AV SW
18-3	343850	0229	4/2/2004	325000	2310	0	8	2004	3	5003	N	N	5304 21ST AV SW
18-3	343850	0117	7/22/2003	395084	2550	0	8	2003	3	6780	N	N	5224 17TH AV SW
18-3	343850	0126	7/22/2004	374950	2250	0	9	2004	3	5164	Y	N	5219 16TH AV SW
18-5	343850	0416	11/22/2004	150000	660	0	4	1943	3	10859	N	N	5447 21ST AV SW
18-5	863850	0160	8/5/2004	125000	600	0	5	1925	2	8100	N	N	1285 SW ORCHARD ST
18-5	863850	0160	11/12/2004	173900	600	0	5	1925	2	8100	N	N	1285 SW ORCHARD ST
18-5	343850	1543	11/10/2004	150500	620	0	5	1935	3	2242	N	N	6341 22ND AV SW
18-5	343850	2765	5/20/2003	117000	720	0	5	1942	3	5208	N	N	7013 16TH AV SW
18-5	760440	0110	1/29/2004	263000	750	0	5	1938	3	16988	N	N	5456 18TH AV SW
18-5	783180	0480	12/3/2003	160000	800	0	5	2000	3	5000	N	N	7552 21ST AV SW
18-5	343850	2900	8/28/2003	145000	1010	0	5	1942	3	7200	N	N	6744 15TH AV SW
18-5	343850	3226	9/8/2003	150000	1020	0	5	1942	3	10672	N	N	7160 18TH AV SW
18-5	343850	3141	5/20/2003	122000	600	0	6	1947	3	6780	N	N	7127 16TH AV SW
18-5	343850	0903	5/4/2004	149000	640	0	6	1942	3	7305	N	N	5938 18TH AV SW
18-5	343850	1011	4/24/2004	175500	670	0	6	1943	3	10500	N	N	6051 18TH AV SW
18-5	211470	0980	7/14/2003	179300	680	0	6	1949	4	4760	N	N	7611 11TH AV SW
18-5	343850	3263	6/12/2003	167500	680	0	6	1943	3	4520	N	N	1710 SW WEBSTER ST
18-5	783180	0390	2/23/2004	186900	700	0	6	1987	3	6273	N	N	7567 19TH AV SW
18-5	211270	0915	6/28/2004	220000	710	260	6	1919	3	4000	N	N	7512 14TH AV SW
18-5	783180	0335	12/11/2003	249950	720	720	6	1947	4	5500	N	N	7513 19TH AV SW
18-5	242820	0187	9/23/2004	160000	720	0	6	1946	3	11550	N	N	6512 16TH AV SW
18-5	242820	0194	10/22/2004	218000	720	0	6	1946	3	6000	N	N	6522 16TH AV SW
18-5	343850	3193	12/20/2004	225000	730	0	6	1949	3	5778	N	N	7338 17TH AV SW
18-5	783180	0396	8/18/2003	215000	740	0	6	1918	3	7000	N	N	7533 19TH AV SW
18-5	211430	0030	5/28/2004	207500	750	0	6	1996	3	6000	N	N	7169 18TH AV SW
18-5	343850	3180	12/28/2004	152000	750	0	6	1942	3	5083	N	N	7337 16TH AV SW

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18-5	242820	0192	8/19/2003	252500	760	540	6	1946	4	11550	N	N	6528 16TH AV SW
18-5	211470	0335	12/10/2003	219950	770	0	6	1918	5	4000	N	N	933 SW AUSTIN ST
18-5	343850	0952	3/12/2003	161000	770	0	6	1949	3	13970	N	N	5909 18TH AV SW
18-5	343850	3045	2/4/2003	174250	780	0	6	1947	3	6380	N	N	6715 12TH AV SW
18-5	343850	2903	1/29/2003	150000	820	0	6	1942	3	9120	Y	N	6751 14TH AV SW
18-5	372850	0020	6/12/2003	224600	830	0	6	1942	3	7066	N	N	5652 18TH AV SW
18-5	242820	0197	10/31/2003	140380	840	0	6	1946	3	11550	N	N	6548 16TH AV SW
18-5	343850	0655	6/21/2004	203000	850	0	6	1942	3	6985	N	N	1711 SW BRANDON ST
18-5	643740	0101	11/19/2003	204000	860	0	6	1918	4	7204	Y	N	7339 12TH AV SW
18-5	343850	2651	12/28/2004	200000	900	0	6	1941	4	5238	N	N	6712 18TH AV SW
18-5	783180	0225	9/23/2004	229950	930	380	6	1918	3	6600	N	N	1606 SW AUSTIN ST
18-5	211520	0105	7/10/2003	230000	930	0	6	1921	3	16074	N	N	7505 9TH AV SW
18-5	343850	1811	2/3/2003	206500	940	180	6	1941	4	10488	N	N	6330 18TH AV SW
18-5	343850	2785	5/18/2004	188000	960	450	6	1942	3	5244	N	N	7053 16TH AV SW
18-5	343850	3426	10/4/2004	202000	970	0	6	1976	3	5488	N	N	7315 19TH AV SW
18-5	343850	1810	10/26/2004	221400	970	0	6	1980	3	5244	N	N	6319 17TH AV SW
18-5	211270	1085	9/8/2004	260000	980	0	6	1918	3	8000	N	N	7515 15TH AV SW
18-5	783180	0235	9/11/2003	190000	1000	0	6	2001	3	6600	N	N	1616 SW AUSTIN ST
18-5	211430	0230	7/17/2003	185000	1040	0	6	1978	3	6480	N	N	7316 19TH AV SW
18-5	343850	0786	9/22/2004	197156	1060	0	6	1983	2	6986	Y	N	5649 16TH AV SW
18-5	343850	1569	10/10/2003	249000	1080	150	6	1963	3	7050	Y	N	6339 21ST AV SW
18-5	343850	0625	5/25/2004	218000	1080	0	6	1942	3	21043	N	N	5615 18TH AV SW
18-5	343850	0401	2/25/2003	190000	1100	0	6	1936	4	12157	N	N	5435 21ST AV SW
18-5	783180	0110	1/21/2003	177510	1210	0	6	1918	3	7175	N	N	1624 SW HOLDEN ST
18-5	343850	0446	6/11/2003	244000	1220	0	6	1927	4	6147	Y	N	5613 21ST AV SW
18-5	343850	2491	4/8/2004	215000	1220	0	6	1955	3	6500	N	N	6712 21ST AV SW
18-5	211270	0860	9/29/2004	266650	1230	700	6	1917	3	4000	N	N	7513 13TH AV SW
18-5	211270	1018	9/10/2004	227500	1250	0	6	1994	3	4000	N	N	7536 15TH AV SW
18-5	343850	0930	6/9/2004	215000	1280	0	6	1945	3	19161	N	N	6022 18TH AV SW
18-5	343850	1814	10/20/2004	215500	1300	0	6	1994	3	5290	N	N	6333 17TH AV SW
18-5	863850	0100	9/12/2003	190500	1330	0	6	1919	3	7500	N	N	7225 12TH AV SW

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18-5	211270	0905	3/30/2004	250000	1410	0	6	1920	3	4000	N	N	7520 14TH AV SW
18-5	343850	1120	1/30/2003	249950	1440	720	6	1955	3	12554	N	N	5921 21ST AV SW
18-5	343850	1871	8/20/2003	160000	1800	0	6	1951	2	5969	N	N	6550 18TH AV SW
18-5	863850	0146	7/19/2003	220000	750	750	7	1948	5	8505	N	N	1290 SW OTHELLO ST
18-5	863850	0135	2/10/2004	246000	800	870	7	1951	3	8100	N	N	1264 SW OTHELLO ST
18-5	343850	1687	4/9/2003	200000	970	0	7	1972	3	9100	N	N	6502 21ST AV SW
18-5	343850	3113	6/13/2003	225000	1010	400	7	1950	3	10170	N	N	7030 13TH AV SW
18-5	343850	0860	10/31/2003	186950	1020	0	7	1961	3	8475	N	N	5914 18TH AV SW
18-5	343850	1800	1/20/2004	225000	1040	700	7	1979	3	5129	N	N	6312 18TH AV SW
18-5	343850	2804	7/18/2003	250000	1040	580	7	1980	3	6954	N	N	6714 16TH AV SW
18-5	343850	1740	3/20/2003	221950	1040	500	7	1977	3	7055	N	N	6345 18TH AV SW
18-5	343850	0622	1/7/2004	199950	1040	0	7	1958	4	7904	N	N	5603 18TH AV SW
18-5	211520	0125	4/26/2004	270000	1050	0	7	1955	3	7135	N	N	921 SW WEBSTER ST
18-5	343850	2772	11/24/2004	277950	1070	0	7	1942	3	10909	N	N	7035 16TH AV SW
18-5	783180	0080	7/16/2004	256000	1080	0	7	1919	3	5390	N	N	1601 SW AUSTIN ST
18-5	343850	0853	3/24/2004	260000	1080	510	7	1993	3	7690	N	N	1600 SW GRAHAM ST
18-5	343850	1584	6/26/2004	243000	1090	400	7	1980	3	8635	N	N	6354 22ND AV SW
18-5	343850	0864	3/16/2004	236300	1100	0	7	1959	3	8079	N	N	5909 17TH AV SW
18-5	211270	0750	10/13/2003	205500	1110	0	7	1966	4	4360	N	N	7517 12TH AV SW
18-5	343850	0922	10/28/2004	274000	1140	710	7	1980	3	5200	N	N	6006 18TH AV SW
18-5	863850	0010	4/14/2004	260000	1140	480	7	1966	3	8505	N	N	1507 SW MYRTLE ST
18-5	343850	0339	10/12/2004	210000	1140	0	7	1960	3	5000	N	N	2307 SW BRANDON ST
18-5	343850	2682	7/26/2004	222000	1150	0	7	1938	3	11132	Y	N	7014 18TH AV SW
18-5	343850	3006	4/29/2004	244000	1150	0	7	1970	3	6552	N	N	7002 14TH AV SW
18-5	343850	2814	7/24/2003	267500	1160	500	7	1986	3	7864	N	N	6733 15TH AV SW
18-5	343850	0913	7/1/2003	200000	1160	0	7	1993	3	5252	N	N	5962 18TH AV SW
18-5	643740	0162	9/30/2004	226000	1200	0	7	1957	3	9300	N	N	1416 SW WEBSTER ST
18-5	343850	1132	8/12/2003	219000	1210	930	7	1977	3	9000	N	N	5935 21ST AV SW
18-5	863850	0229	4/17/2003	250000	1220	670	7	1989	3	8459	N	N	1252 SW ORCHARD ST
18-5	760441	0080	8/9/2004	233500	1220	0	7	1981	3	5240	N	N	5420 18TH AV SW
18-5	948400	0110	1/1/2004	167000	1220	0	7	1969	3	5141	N	N	7330 20TH AV SW

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18-5	783180	0100	3/11/2003	289500	1250	940	7	2000	3	9150	N	N	1618 SW HOLDEN ST
18-5	343850	2721	9/5/2003	205000	1250	0	7	1948	3	6840	N	N	6734 17TH AV SW
18-5	783180	0475	12/1/2003	262500	1260	1040	7	1991	3	4454	Y	N	7551 20TH AV SW
18-5	760440	0130	10/7/2004	251950	1280	0	7	1983	3	5244	N	N	5608 18TH AV SW
18-5	343850	0737	10/26/2004	270000	1280	0	7	1980	3	5240	N	N	5436 17TH AV SW
18-5	211270	1000	5/10/2004	219950	1290	0	7	1969	3	6900	N	N	1414 SW HOLDEN ST
18-5	760440	0040	2/6/2004	229000	1290	240	7	1981	3	5244	N	N	5454 17TH AV SW
18-5	168390	0030	7/14/2003	215000	1290	0	7	1996	3	5238	N	N	6328 17TH AV SW
18-5	343850	0460	4/21/2004	210000	1300	0	7	1958	3	11091	N	N	5640 23RD AV SW
18-5	343850	0759	1/30/2004	239500	1300	0	7	1980	3	5244	N	N	5466 17TH AV SW
18-5	343850	3122	12/10/2003	245000	1310	0	7	1928	3	6105	N	N	1214 SW MYRTLE ST
18-5	863850	0171	5/20/2003	234000	1370	950	7	1965	3	8505	N	N	1265 SW ORCHARD ST
18-5	343850	3223	4/2/2003	280000	1370	780	7	2003	3	6117	N	N	7205 17TH AV SW
18-5	343850	3224	4/3/2003	290000	1370	780	7	2003	3	6106	N	N	7201 17TH AV SW
18-5	643740	0072	8/6/2004	279000	1370	510	7	1971	3	8566	Y	N	1231 SW OTHELLO ST
18-5	343850	3260	5/11/2004	219950	1380	0	7	1942	4	9492	N	N	7349 17TH AV SW
18-5	211270	1140	3/5/2004	249666	1430	0	7	2003	3	3508	N	N	7559 15TH AV SW
18-5	863850	0246	11/10/2004	298950	1470	790	7	1950	3	10665	N	N	1284 SW ORCHARD ST
18-5	343850	1875	11/24/2004	289900	1520	0	7	1993	3	5118	N	N	6317 16TH AV SW
18-5	343850	2714	3/10/2004	253300	1530	0	7	1991	3	5102	N	N	6706 17TH AV SW
18-5	343850	2580	11/10/2003	256000	1680	470	7	1992	3	5062	N	N	6721 18TH AV SW
18-5	643740	0160	9/2/2004	300000	1680	0	7	1991	3	7252	N	N	1508 F SW WEBSTER ST
18-5	343850	2501	8/9/2004	290000	1710	0	7	1929	4	7525	N	N	6718 21ST AV SW
18-5	343850	0479	2/24/2004	263000	1710	420	7	1995	3	7000	N	N	5656 23RD AV SW
18-5	343850	3120	10/21/2004	271500	1770	0	7	1966	3	7345	N	N	1206 SW MYRTLE ST
18-5	343850	0650	1/23/2003	265000	1830	0	7	2002	3	12056	N	N	5651 18TH AV SW
18-5	343850	0652	2/13/2003	266500	1830	0	7	2002	3	10480	N	N	5649 18TH AV SW
18-5	343850	0820	7/21/2004	290000	1830	0	7	1995	3	5241	Y	N	5945 16TH AV SW
18-5	211430	0120	4/2/2004	257500	1940	0	7	1965	3	6944	N	N	7117 18TH AV SW
18-5	343850	3104	7/30/2003	219950	1970	0	7	1964	3	6954	N	N	7020 13TH AV SW
18-5	783180	0050	11/12/2003	320000	1980	700	7	1946	3	16800	N	N	1631 SW AUSTIN ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18-5	343850	0811	6/29/2004	323731	1990	560	7	2003	3	5241	Y	N	5935 16TH AV SW
18-5	343850	0809	2/27/2003	310000	1990	560	7	2002	3	5240	Y	N	5925 16TH AV SW
18-5	343850	0809	1/30/2004	320000	1990	560	7	2002	3	5240	Y	N	5925 16TH AV SW
18-5	211430	0250	9/8/2003	288700	2030	0	7	2001	3	7320	N	N	7325 DUMAR WY SW
18-5	643740	0164	2/27/2003	275000	2030	0	7	1991	3	7231	N	N	1508 D SW WEBSTER ST
18-5	343850	1864	12/10/2003	315000	1350	950	8	2003	3	5005	N	N	6538 18TH AV SW
18-5	343850	1866	12/24/2003	325000	1350	950	8	2003	3	5005	N	N	6542 18TH AV SW
18-5	343850	3144	3/16/2004	309950	1352	950	8	2004	3	7168	N	N	7132 17TH AV SW
18-5	343850	2652	5/26/2004	331600	1370	930	8	2004	3	5000	N	N	1713 SW HOLLY ST
18-5	343850	3147	5/16/2003	289950	2050	0	8	2003	3	6064	N	N	7138 17TH AV SW
18-5	783180	0255	3/8/2004	299000	2138	770	8	2004	3	5135	N	N	1640 DUMAR WY SW
18-5	343850	3151	2/11/2004	338490	2410	0	8	2004	3	6064	N	N	7200 17TH AV SW
18-5	343850	3152	8/26/2003	300325	2430	0	8	2003	3	6064	N	N	7211 16TH AV SW
18-5	343850	1873	8/27/2004	347000	2480	0	8	2004	3	5002	N	N	1710 SW HOLLY ST
18-5	863850	0105	2/12/2004	335000	2550	0	8	2004	3	7560	N	N	1216 SW OTHELLO ST
18-5	343850	1869	11/3/2003	329950	2610	0	8	2003	3	5457	N	N	1706 SW HOLLY ST
18-5	343850	1870	11/13/2003	336950	2610	0	8	2003	3	5457	N	N	1700 SW HOLLY ST
18-5	343850	1877	6/21/2004	349950	2610	0	8	2004	3	5002	N	N	6551 17TH AV SW
18-5	343850	1879	7/14/2004	356950	2620	0	8	2004	3	5002	N	N	6555 17TH AV SW
18-5	343850	3149	10/24/2003	324445	2770	0	8	2003	3	6064	N	N	7207 16TH AV SW
18-5	343850	2720	2/11/2003	340000	1630	1630	9	1954	3	20378	N	N	6727 16TH AV SW
18-5	783180	0105	10/6/2004	299000	1897	0	9	2004	3	5025	N	N	1622 SW HOLDEN ST
18-5	643740	0132	12/22/2003	379000	2410	0	9	2003	3	7839	N	N	1310 SW WEBSTER ST
18-5	643740	0135	12/24/2003	375000	2510	0	9	2003	3	7977	N	N	1308 SW WEBSTER ST
77-6	812210	0750	9/29/2003	145000	410	0	4	1959	3	5120	N	N	7152 31ST AV SW
77-6	812210	1060	12/10/2004	172000	970	0	4	1930	2	7800	Y	N	7336 30TH AV SW
77-6	812210	0705	9/17/2004	167000	440	0	5	1926	3	5040	N	N	7131 31ST AV SW
77-6	812210	0930	4/8/2003	135000	500	0	5	1928	3	5120	N	N	7328 31ST AV SW
77-6	812210	0555	12/7/2004	183000	520	0	5	1928	2	5040	N	N	7329 31ST AV SW
77-6	436370	0095	2/4/2003	180000	560	220	5	1918	4	7860	N	N	7951 30TH AV SW
77-6	436470	0305	6/9/2004	229950	570	0	5	1920	3	7920	N	N	3021 SW THISTLE ST

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77-6	436570	0055	12/23/2004	180640	610	0	5	1925	3	7440	N	N	8831 24TH AV SW
77-6	926920	0545	11/5/2003	225000	620	0	5	1926	4	4797	N	N	7552 31ST AV SW
77-6	812210	0910	3/26/2003	254950	640	0	5	1928	3	5120	N	N	7344 31ST AV SW
77-6	926920	0995	9/9/2003	166000	660	0	5	1928	3	6150	N	N	7549 28TH AV SW
77-6	812210	0835	11/7/2003	168000	670	0	5	1926	3	5120	N	N	7113 30TH AV SW
77-6	436370	0405	3/12/2004	145000	900	0	5	1948	2	7920	N	N	8154 30TH AV SW
77-6	436570	0070	8/27/2004	181000	540	0	6	1924	3	7440	N	N	8837 24TH AV SW
77-6	362403	9034	12/22/2004	234000	600	0	6	1941	3	5200	N	N	8105 31ST AV SW
77-6	935290	0710	4/12/2004	185000	620	0	6	1941	3	5040	N	N	9446 21ST AV SW
77-6	815010	0250	7/1/2003	212650	620	0	6	1941	3	4760	N	N	8141 34TH AV SW
77-6	815010	0275	9/24/2003	235000	620	0	6	1941	3	4760	N	N	8121 34TH AV SW
77-6	815010	0240	8/7/2003	224500	620	0	6	1941	3	4760	N	N	8149 34TH AV SW
77-6	935290	0730	10/20/2004	145000	620	0	6	1941	3	5040	N	N	9430 21ST AV SW
77-6	926920	0580	5/27/2003	239500	630	0	6	1928	3	7380	N	N	7526 31ST AV SW
77-6	193230	0115	6/15/2004	273950	640	0	6	1919	3	6254	N	N	7756 35TH AV SW
77-6	500500	0030	2/24/2003	160000	650	0	6	1942	3	5680	N	N	9222 22ND AV SW
77-6	926920	0690	1/22/2003	173400	670	0	6	1941	4	4920	N	N	7541 30TH AV SW
77-6	926920	0665	3/20/2003	175000	670	0	6	1941	3	4920	N	N	7521 30TH AV SW
77-6	926920	0615	4/28/2003	191000	670	0	6	1941	3	4331	N	N	3023 SW WEBSTER ST
77-6	926920	0781	3/12/2003	155000	670	0	6	1941	3	4270	N	N	7502 30TH AV SW
77-6	500500	0250	3/12/2004	155000	670	0	6	1941	3	4000	N	N	9419 21ST AV SW
77-6	500500	0145	1/24/2003	164950	670	0	6	1941	3	4000	N	N	9255 21ST AV SW
77-6	500500	0090	8/25/2003	180000	670	0	6	1941	3	4000	N	N	9211 21ST AV SW
77-6	500500	0295	6/16/2004	210000	670	0	6	1941	3	4000	N	N	9455 21ST AV SW
77-6	926920	0781	8/13/2004	272000	670	0	6	1941	3	4270	N	N	7502 30TH AV SW
77-6	193230	0445	10/27/2003	230000	690	450	6	1952	3	5535	N	N	7732 32ND AV SW
77-6	500500	0050	7/10/2003	136000	690	0	6	1942	3	5680	N	N	9238 22ND AV SW
77-6	085900	0120	9/2/2004	195000	700	0	6	1950	3	7740	N	N	8632 22ND AV SW
77-6	745250	0365	1/29/2003	180000	700	0	6	1950	3	5400	N	N	9238 32ND AV SW
77-6	745250	0580	3/21/2003	188000	700	0	6	1951	3	5000	N	N	9356 31ST PL SW
77-6	745250	0270	8/27/2003	188000	700	0	6	1951	3	5000	N	N	9323 31ST PL SW

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77-6	948570	0290	6/10/2003	184950	710	120	6	1953	3	7440	N	N	8143 22ND AV SW
77-6	745250	0190	7/16/2003	214950	710	0	6	1950	3	5050	N	N	9258 34TH AV SW
77-6	812210	0560	1/10/2003	186500	710	0	6	1942	3	5040	N	N	7333 31ST AV SW
77-6	555030	0175	6/7/2004	207000	720	0	6	1943	3	6400	N	N	8150 28TH AV SW
77-6	812310	0105	8/3/2004	230000	720	0	6	1942	4	5000	N	N	7115 32ND AV SW
77-6	926920	0780	6/15/2004	250000	720	0	6	1949	3	4340	N	N	2917 SW WEBSTER ST
77-6	812210	0695	4/23/2003	198000	730	0	6	1926	4	5040	N	N	7121 31ST AV SW
77-6	926920	0248	3/20/2003	237700	730	0	6	1926	3	4920	N	N	7509 32ND AV SW
77-6	681810	0185	3/4/2003	184600	730	0	6	1950	3	6350	N	N	7716 30TH AV SW
77-6	223500	0099	3/20/2003	178000	730	0	6	1949	3	6250	N	N	6737 34TH AV SW
77-6	223500	0109	8/13/2003	178000	730	0	6	1949	3	6250	N	N	6729 34TH AV SW
77-6	745250	0465	6/26/2003	166500	730	0	6	1951	3	6100	N	N	9327 31ST AV SW
77-6	745250	0170	8/30/2004	210502	730	0	6	1950	3	4950	N	N	9234 34TH AV SW
77-6	815010	0100	11/16/2004	225950	730	0	6	1940	3	4800	N	N	7943 34TH AV SW
77-6	436370	0019	9/2/2003	234000	740	0	6	1930	4	5240	N	N	7907 30TH AV SW
77-6	500500	0235	3/16/2004	218500	740	0	6	1941	3	4000	N	N	9407 21ST AV SW
77-6	436420	0046	7/8/2003	190500	750	0	6	1941	4	5120	N	N	7919 32ND AV SW
77-6	812210	0392	3/3/2003	211000	750	0	6	1942	4	5026	N	N	7317 32ND AV SW
77-6	193230	0535	1/28/2003	190000	750	0	6	1942	3	4920	N	N	7719 31ST AV SW
77-6	436420	0005	5/24/2004	205000	750	0	6	1941	3	3968	N	N	3215 SW KENYON ST
77-6	812210	0905	3/2/2004	303250	770	0	6	1943	4	5120	N	N	7350 31ST AV SW
77-6	436420	0010	6/8/2004	241500	770	150	6	1942	3	3948	N	N	3221 SW KENYON ST
77-6	436470	0880	6/23/2004	235500	770	0	6	1948	3	7560	N	N	8627 32ND AV SW
77-6	738750	0280	8/23/2004	185000	770	0	6	1947	4	7480	N	N	9248 25TH AV SW
77-6	436470	0030	5/14/2003	209500	770	0	6	1948	4	7140	N	N	8415 34TH AV SW
77-6	812210	0905	10/9/2003	184700	770	0	6	1943	4	5120	N	N	7350 31ST AV SW
77-6	935290	0740	2/18/2004	157950	770	0	6	1941	3	5040	N	N	9422 21ST AV SW
77-6	500500	0105	6/15/2004	187000	770	0	6	1941	3	4000	N	N	9223 21ST AV SW
77-6	555030	0070	4/30/2004	225000	780	0	6	1944	3	7680	N	N	7939 27TH AV SW
77-6	555030	0020	12/2/2004	254000	780	0	6	1941	3	7680	N	N	7920 28TH AV SW
77-6	555030	0110	9/15/2004	267000	780	0	6	1944	4	6400	N	N	8110 28TH AV SW

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77-6	812210	1070	3/31/2004	279000	780	0	6	1942	4	5850	Y	N	7324 30TH AV SW
77-6	193230	0495	6/30/2003	225000	780	0	6	1942	4	5289	N	N	7703 31ST AV SW
77-6	815010	0175	7/2/2003	174500	780	0	6	1940	3	4800	N	N	8116 35TH AV SW
77-6	815010	0170	9/21/2004	201000	780	0	6	1940	3	4800	N	N	8112 35TH AV SW
77-6	815010	0160	8/25/2003	233000	780	0	6	1940	4	4800	N	N	8106 35TH AV SW
77-6	436420	0200	12/10/2003	218000	790	550	6	1913	4	7680	N	N	8126 32ND AV SW
77-6	812260	0205	5/21/2003	251850	790	400	6	1945	3	6396	Y	N	7108 28TH AV SW
77-6	926920	0814	2/11/2003	230200	790	0	6	1945	3	6125	N	N	7527 29TH AV SW
77-6	327780	1585	5/6/2003	196500	790	0	6	1948	3	6000	N	N	6557 34TH AV SW
77-6	812310	0080	6/26/2003	253000	790	0	6	1949	3	5040	N	N	3223 SW MYRTLE ST
77-6	745250	0645	10/29/2003	212000	790	0	6	1951	3	4876	N	N	9323 30TH AV SW
77-6	436570	0485	10/21/2003	195000	800	0	6	1924	3	9720	N	N	9051 21ST AV SW
77-6	436420	0241	4/20/2004	260000	800	0	6	1946	3	8448	N	N	8115 32ND AV SW
77-6	926920	0841	3/17/2004	258000	810	220	6	1945	3	6125	N	N	7551 29TH AV SW
77-6	812260	0170	5/26/2004	255000	810	140	6	1945	3	6250	N	N	7332 28TH AV SW
77-6	812210	1100	1/22/2003	200000	810	110	6	1945	3	6500	N	N	7313 29TH AV SW
77-6	812210	1096	9/2/2004	249950	810	110	6	1945	3	6500	N	N	7307 29TH AV SW
77-6	812210	1230	4/18/2003	238000	810	0	6	1945	3	6630	N	N	7147 29TH AV SW
77-6	745250	0570	7/25/2003	199000	810	0	6	1951	3	5000	N	N	9346 31ST PL SW
77-6	534720	0160	1/5/2004	179950	810	0	6	1941	3	4800	N	N	9412 35TH AV SW
77-6	812260	0100	12/11/2003	246000	820	0	6	1945	3	5776	N	N	7323 28TH AV SW
77-6	812210	0665	1/5/2004	255000	830	0	6	1927	3	5796	N	N	7102 32ND AV SW
77-6	745250	0080	6/4/2004	219950	830	0	6	1949	3	5000	N	N	9315 32ND AV SW
77-6	812870	0155	9/29/2004	244500	830	0	6	1953	4	4176	N	N	8103 28TH AV SW
77-6	812870	0105	6/1/2004	200000	840	840	6	1916	3	7552	N	N	8102 29TH AV SW
77-6	812210	0960	9/5/2003	244900	840	0	6	1924	4	5120	N	N	7306 31ST AV SW
77-6	436520	0485	4/1/2003	235000	850	0	6	1926	3	7740	N	N	8838 30TH AV SW
77-6	436470	0365	9/4/2003	264950	850	0	6	1916	3	7560	N	N	8433 30TH AV SW
77-6	436470	0045	3/5/2004	186000	850	0	6	1926	3	7200	N	N	8424 35TH AV SW
77-6	436370	0050	6/28/2004	199975	850	0	6	1950	3	7500	N	N	7926 31ST AV SW
77-6	362403	9078	7/6/2004	225000	850	0	6	1941	3	5200	N	N	8123 31ST AV SW

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77-6	745250	0540	11/24/2004	179239	850	0	6	1951	3	5000	N	N	9316 31ST PL SW
77-6	812260	0135	3/10/2004	230500	860	320	6	1945	4	6250	N	N	7357 28TH AV SW
77-6	500500	0255	5/11/2004	181543	860	0	6	1941	3	4000	N	N	9423 21ST AV SW
77-6	436370	0139	6/6/2003	256000	870	0	6	1922	3	8052	N	N	7920 30TH AV SW
77-6	681810	0045	11/5/2004	300000	890	90	6	1950	3	8475	N	N	7711 30TH AV SW
77-6	745250	0455	10/13/2003	202000	890	0	6	1951	3	9225	N	N	3023 SW CAMBRIDGE ST
77-6	362403	9073	6/17/2004	230000	890	0	6	1941	3	5200	N	N	7925 31ST AV SW
77-6	812210	0780	1/2/2004	226600	890	0	6	1942	3	5120	N	N	7130 31ST AV SW
77-6	926920	0135	5/13/2003	232500	890	0	6	1942	3	4920	N	N	7541 34TH AV SW
77-6	926920	0190	4/16/2003	225000	890	0	6	1942	3	4920	N	N	7536 34TH AV SW
77-6	436370	0075	3/16/2004	217500	900	120	6	1925	3	7860	N	N	7941 30TH AV SW
77-6	362403	9105	5/26/2004	160000	910	0	6	1949	3	5600	N	N	7939 DELRIDGE WY SW
77-6	436520	0740	9/14/2004	234000	920	0	6	1949	3	7740	N	N	9008 32ND AV SW
77-6	745250	0125	9/8/2004	197500	920	0	6	1949	3	5846	N	N	3205 SW BARTON ST
77-6	935290	0760	8/27/2003	267500	930	0	6	1940	5	5514	N	N	9400 21ST AV SW
77-6	926920	0550	12/24/2003	239500	940	0	6	1926	3	4920	N	N	7544 31ST AV SW
77-6	745250	0705	9/3/2004	223000	940	0	6	1951	3	5000	N	N	9229 30TH AV SW
77-6	926920	0695	4/22/2003	191000	940	0	6	1941	3	4920	N	N	7545 30TH AV SW
77-6	436370	0275	9/7/2004	274000	950	950	6	1908	4	7860	N	N	8133 30TH AV SW
77-6	436520	0935	5/14/2003	221500	950	0	6	1926	3	7380	N	N	9009 34TH AV SW
77-6	812210	0810	6/10/2004	238000	960	0	6	1928	4	5120	N	N	7108 31ST AV SW
77-6	745250	0640	12/21/2004	314950	960	0	6	1951	4	6090	N	N	3002 SW CAMBRIDGE ST
77-6	738750	0235	4/22/2004	257000	980	0	6	1948	3	8136	N	N	2409 SW BARTON ST
77-6	436370	0375	9/15/2004	285000	990	0	6	1937	3	7500	N	N	8131 29TH AV SW
77-6	436520	0350	11/5/2003	272950	1000	0	6	1922	3	7680	N	N	8815 30TH AV SW
77-6	812210	1255	5/20/2004	303950	1000	470	6	1945	4	6250	N	N	7342 29TH AV SW
77-6	745250	0730	6/4/2004	182000	1000	0	6	1951	3	6000	N	N	3005 SW BARTON ST
77-6	745250	0345	6/14/2004	215150	1010	0	6	1950	3	5950	N	N	3123 SW BARTON ST
77-6	812210	1065	12/18/2003	246500	1020	170	6	1942	3	5850	Y	N	7334 30TH AV SW
77-6	555030	0090	7/20/2004	230000	1040	300	6	1944	3	6400	N	N	7915 27TH AV SW
77-6	436470	0835	12/28/2004	240000	1040	0	6	1941	3	5040	N	N	8607 32ND AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-6	745250	0330	11/2/2004	210000	1050	0	6	1950	3	5950	N	N	3105 SW BARTON ST
77-6	500500	0065	8/15/2003	206000	1060	0	6	1942	4	5680	N	N	9250 22ND AV SW
77-6	738750	0190	4/25/2003	191700	1070	0	6	1947	4	5500	N	N	9418 24TH AV SW
77-6	436520	0745	4/17/2003	272500	1080	0	6	1923	3	7740	N	N	9014 32ND AV SW
77-6	738750	0110	7/23/2004	215000	1080	0	6	1947	3	8910	N	N	9448 23RD AV SW
77-6	738750	0040	7/21/2004	240000	1080	0	6	1947	3	8910	N	N	9242 23RD AV SW
77-6	436520	0195	9/18/2003	286900	1100	0	6	1923	3	7740	N	N	8857 32ND AV SW
77-6	738750	0215	7/21/2004	214000	1110	0	6	1947	3	5500	N	N	9444 24TH AV SW
77-6	926920	0670	5/10/2004	231000	1120	0	6	1941	4	4920	N	N	7525 30TH AV SW
77-6	948570	0083	3/10/2003	166900	1120	0	6	1925	3	7200	N	N	2408 SW CLOVERDALE ST
77-6	738750	0185	4/15/2003	173000	1140	0	6	1947	4	5500	N	N	9412 24TH AV SW
77-6	738750	0140	4/14/2004	205000	1140	0	6	1947	3	5500	N	N	9224 24TH AV SW
77-6	745250	0395	6/7/2003	244950	1140	0	6	1950	3	5000	N	N	9324 32ND AV SW
77-6	935290	0875	5/13/2003	232950	1150	0	6	1918	4	5132	N	N	9436 20TH AV SW
77-6	935290	0325	10/11/2004	245000	1180	0	6	1925	3	4160	N	N	9225 DELRIDGE WY SW
77-6	745250	0185	7/19/2004	273000	1190	110	6	1950	3	5050	N	N	9252 34TH AV SW
77-6	812210	1150	4/22/2003	200000	1190	0	6	1942	4	5200	Y	N	7148 30TH AV SW
77-6	935290	1075	4/26/2004	269500	1200	200	6	1919	3	9440	N	N	9422 18TH AV SW
77-6	812870	0015	9/10/2003	216500	1200	0	6	1922	4	7808	N	N	7910 29TH AV SW
77-6	738750	0015	10/22/2003	202500	1220	0	6	1947	4	5115	N	N	9214 23RD AV SW
77-6	926920	0495	12/17/2004	299000	1230	0	6	1930	3	4920	N	N	7521 31ST AV SW
77-6	436370	0350	6/26/2003	244950	1240	0	6	1956	4	7500	N	N	8113 29TH AV SW
77-6	193230	0505	11/4/2003	239950	1240	0	6	1942	3	4920	N	N	7707 31ST AV SW
77-6	745250	0695	2/11/2004	239000	1310	0	6	1951	3	5000	N	N	9241 30TH AV SW
77-6	436470	0655	5/22/2003	254000	1330	0	6	1953	3	7560	N	N	8626 31ST AV SW
77-6	436370	0412	6/12/2003	216000	1360	0	6	1948	3	4800	N	N	8155 29TH AV SW
77-6	815010	0295	5/28/2004	313560	1360	0	6	1941	5	4760	N	N	8105 34TH AV SW
77-6	436470	0255	6/5/2003	251000	1490	0	6	1954	3	7560	N	N	8433 31ST AV SW
77-6	738750	0205	7/30/2003	200000	1600	0	6	1947	4	5500	N	N	9434 24TH AV SW
77-6	436470	0905	5/21/2004	258000	1650	0	6	1998	3	7560	N	N	8645 32ND AV SW
77-6	948570	0330	3/16/2004	247000	1710	0	6	1919	5	7611	N	N	8133 DELRIDGE WY SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77-6	948570	0140	4/14/2003	192000	1760	0	6	1959	3	7068	N	N	8427 22ND AV SW
77-6	926920	0150	10/21/2003	261100	720	120	7	1923	4	4920	N	N	7553 34TH AV SW
77-6	436520	0855	10/17/2003	243000	740	0	7	1922	3	7740	N	N	9021 32ND AV SW
77-6	223500	0080	4/22/2003	192000	750	0	7	1949	4	5250	N	N	6757 34TH AV SW
77-6	935290	0505	4/19/2003	210000	770	160	7	1953	3	5120	N	N	9233 20TH AV SW
77-6	935290	0695	7/14/2004	191000	780	410	7	1944	4	5670	N	N	9458 21ST AV SW
77-6	436470	0125	5/27/2004	236500	820	0	7	1950	3	7560	N	N	8414 34TH AV SW
77-6	815010	0126	10/25/2004	291700	830	420	7	1940	3	6000	N	N	7919 34TH AV SW
77-6	362403	9179	6/25/2004	185000	830	0	7	2004	3	2627	N	N	9457 24TH AV SW
77-6	223500	0025	9/3/2003	231850	840	0	7	1928	3	4560	Y	N	6718 35TH AV SW
77-6	362403	9107	7/8/2004	225000	840	840	7	2001	3	5600	N	N	7929 DELRIDGE WY SW
77-6	812310	0065	7/28/2004	282000	850	0	7	1926	4	7500	N	N	7110 34TH AV SW
77-6	534720	0040	5/16/2004	300000	890	0	7	1929	3	4800	N	N	9230 35TH AV SW
77-6	815010	0030	8/11/2003	227550	900	0	7	1941	3	7200	N	N	7924 35TH AV SW
77-6	260830	0100	10/14/2004	208000	920	140	7	1955	3	2683	N	N	8123 DELRIDGE WY SW
77-6	085900	0140	8/26/2004	220000	920	0	7	1953	4	7616	N	N	2122 SW TRENTON ST
77-6	260830	0105	12/17/2004	225000	920	0	7	1955	3	6450	N	N	8119 DELRIDGE WY SW
77-6	193230	0610	4/12/2004	301000	930	320	7	1957	3	7011	N	N	7757 31ST AV SW
77-6	436470	0890	4/22/2003	220000	940	0	7	1953	3	7560	N	N	8632 34TH AV SW
77-6	926920	0500	9/11/2003	249950	940	0	7	1951	3	4920	N	N	7529 31ST AV SW
77-6	534720	0050	5/21/2004	287500	950	160	7	1933	3	4608	N	N	9238 35TH AV SW
77-6	948570	0250	11/1/2004	300000	950	0	7	1948	3	9796	N	N	2406 SW THISTLE ST
77-6	745100	0105	5/8/2003	235000	950	0	7	1954	3	7500	N	N	8802 28TH AV SW
77-6	317260	0095	10/7/2004	271550	980	220	7	1954	4	6400	N	N	9233 25TH AV SW
77-6	798540	0200	7/19/2004	241000	1000	0	7	1941	3	5100	N	N	7732 28TH AV SW
77-6	935290	0810	7/18/2003	184500	1000	190	7	1955	3	4720	N	N	9435 18TH AV SW
77-6	926920	0315	1/20/2003	204450	1010	0	7	1958	3	5904	N	N	7545 32ND AV SW
77-6	436470	0205	9/28/2004	289950	1020	340	7	1959	3	7686	N	N	8400 32ND AV SW
77-6	362403	9161	1/28/2003	201000	1020	0	7	1967	3	5576	N	N	9453 25TH AV SW
77-6	260830	0103	8/18/2004	199500	1020	0	7	2004	3	2040	N	N	8121 C DELRIDGE WY SW
77-6	327780	1642	7/2/2004	221000	1020	0	7	2004	3	1219	N	N	3407 SW MORGAN ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-6	327780	1646	7/2/2004	215950	1020	0	7	2004	3	1204	N	N	3411 SW MORGAN ST
77-6	260830	0101	10/8/2004	199500	1020	0	7	2004	3	1041	N	N	8121 A DELRIDGE WY SW
77-6	436370	0060	11/12/2003	274950	1030	480	7	1975	3	7860	N	N	7933 30TH AV SW
77-6	437850	0005	9/25/2003	173135	1030	0	7	1954	3	7991	N	N	9257 29TH AV SW
77-6	436470	0793	10/1/2003	263200	1040	750	7	1959	3	7560	N	N	8644 32ND AV SW
77-6	436570	0415	9/27/2004	245000	1040	440	7	1992	3	6286	N	N	2121 SW BARTON ST
77-6	534720	0090	4/19/2004	244300	1040	0	7	1953	3	8880	N	N	9241 34TH AV SW
77-6	681810	0235	7/7/2003	269950	1040	0	7	1953	3	6096	N	N	7742 30TH AV SW
77-6	534720	0115	10/6/2003	216400	1040	0	7	1951	3	4800	N	N	9223 34TH AV SW
77-6	193230	0625	9/24/2004	354700	1050	990	7	1919	5	4944	N	N	3027 SW HOLDEN ST
77-6	436420	0309	8/18/2003	250000	1050	0	7	1930	3	7125	N	N	8148 34TH AV SW
77-6	436520	0275	1/24/2003	252500	1050	460	7	1970	3	7740	N	N	8845 31ST AV SW
77-6	812870	0150	3/5/2004	260000	1050	350	7	1953	3	7680	N	N	2822 SW THISTLE ST
77-6	339060	0075	7/26/2004	245000	1050	0	7	1957	3	6100	N	N	2458 SW KENYON ST
77-6	688250	0090	12/24/2003	246000	1060	360	7	1957	3	7920	N	N	9441 26TH AV SW
77-6	948570	0170	7/16/2004	234500	1060	0	7	1967	3	8256	N	N	8438 22ND AV SW
77-6	745250	0380	6/10/2003	201500	1060	0	7	1999	3	5000	N	N	9308 32ND AV SW
77-6	317260	0190	6/3/2004	260100	1070	0	7	1956	3	6784	N	N	9409 25TH AV SW
77-6	362403	9180	6/25/2004	200000	1080	0	7	2004	3	3224	N	N	9455 24TH AV SW
77-6	362403	9173	6/24/2004	200000	1080	0	7	2004	3	2512	N	N	9452 25TH AV SW
77-6	436370	0030	7/26/2004	280000	1090	0	7	1954	4	7500	N	N	7914 31ST AV SW
77-6	339060	0035	8/26/2003	215000	1090	0	7	1955	3	5335	N	N	2509 SW PORTLAND CT
77-6	085900	0080	3/12/2003	237000	1100	800	7	1966	3	7440	N	N	8630 24TH AV SW
77-6	935290	0400	9/24/2003	231200	1110	220	7	1955	3	6400	N	N	9244 20TH AV SW
77-6	436470	0521	7/16/2004	235250	1110	0	7	1952	3	6545	N	N	8605 29TH AV SW
77-6	812870	0135	10/25/2004	237500	1120	810	7	1952	3	7680	N	N	8136 29TH AV SW
77-6	812870	0140	7/8/2004	270000	1120	0	7	1955	3	7680	N	N	8142 29TH AV SW
77-6	745100	0100	5/27/2004	229000	1120	0	7	1954	3	7500	Y	N	2821 SW TRENTON ST
77-6	260830	0050	10/21/2003	209000	1130	0	7	1960	3	6200	N	N	8111 22ND AV SW
77-6	688230	0095	4/17/2003	242000	1140	720	7	1957	4	7860	N	N	9247 26TH AV SW
77-6	926920	0871	5/20/2003	268000	1140	410	7	1945	4	6500	N	N	7544 29TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-6	362403	9153	9/22/2003	263200	1140	0	7	1959	3	9218	N	N	2202 SW ELMGROVE ST
77-6	436520	0975	5/10/2004	275000	1140	0	7	1952	3	7380	N	N	9033 34TH AV SW
77-6	926920	0936	7/26/2004	249500	1140	0	7	1951	3	6820	N	N	7507 28TH AV SW
77-6	223500	0075	5/8/2003	203000	1150	0	7	1926	3	4788	Y	N	6758 35TH AV SW
77-6	436370	0188	11/23/2004	276500	1150	0	7	1952	3	7500	N	N	7937 29TH AV SW
77-6	812260	0160	7/17/2003	287000	1150	0	7	1945	3	6875	N	N	7322 28TH AV SW
77-6	436520	0840	10/7/2003	255000	1170	0	7	1954	3	7740	N	N	9008 34TH AV SW
77-6	745100	0120	9/8/2003	235950	1170	0	7	1954	3	7500	N	N	8820 28TH AV SW
77-6	681810	0090	9/22/2004	276600	1180	180	7	1910	5	5650	N	N	7729 30TH AV SW
77-6	223500	0040	12/3/2003	266500	1190	300	7	1951	4	4560	Y	N	6728 35TH AV SW
77-6	745100	0070	7/13/2004	244950	1190	0	7	1954	3	7500	N	N	8838 29TH AV SW
77-6	436470	0260	2/28/2003	310000	1200	900	7	1921	4	7560	N	N	8432 32ND AV SW
77-6	935290	0665	10/13/2004	240000	1230	0	7	1948	3	10240	N	N	9439 20TH AV SW
77-6	436570	0635	5/5/2004	239500	1230	0	7	1954	3	6240	N	N	9021 24TH AV SW
77-6	193230	0485	9/28/2004	287000	1240	0	7	1948	3	6283	N	N	3122 SW KENYON ST
77-6	436470	0640	6/11/2004	285000	1250	0	7	1947	3	7560	N	N	8615 30TH AV SW
77-6	798540	0222	4/12/2004	259000	1250	0	7	1983	3	5000	N	N	7702 28TH AV SW
77-6	812870	0060	9/27/2004	262500	1270	0	7	1938	3	7500	N	N	7907 28TH AV SW
77-6	681810	0175	5/21/2004	305000	1280	140	7	1950	3	6350	Y	N	7712 30TH AV SW
77-6	948570	0096	3/18/2004	275000	1310	0	7	1984	3	7365	N	N	8415 24TH AV SW
77-6	926920	0944	11/26/2003	267900	1310	0	7	1952	4	6820	N	N	7513 28TH AV SW
77-6	436520	0095	4/14/2004	259000	1320	0	7	1952	3	7320	N	N	3404 SW HENDERSON ST
77-6	436470	0665	3/10/2004	300000	1330	0	7	1925	3	7560	N	N	8631 30TH AV SW
77-6	362403	9168	11/9/2004	282500	1330	620	7	1996	3	5014	N	N	9224 32ND AV SW
77-6	436470	0565	6/19/2003	339900	1360	1120	7	1956	4	7560	N	N	8633 29TH AV SW
77-6	436520	0911	6/20/2003	186000	1360	0	7	1957	3	6960	N	N	3206 SW BARTON ST
77-6	436420	0210	12/30/2004	220000	1400	0	7	1920	4	7680	N	N	8138 32ND AV SW
77-6	815010	0180	7/1/2004	286500	1410	190	7	1941	3	4800	N	N	8210 35TH AV SW
77-6	362403	9047	5/17/2004	227000	1410	0	7	1958	3	9120	N	N	9443 24TH AV SW
77-6	327780	1435	12/15/2004	233899	1430	0	7	1930	3	2984	N	N	6530 34TH AV SW
77-6	757320	0007	5/11/2004	269000	1430	0	7	1948	3	5500	Y	N	6910 35TH AV SW

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77-6	436470	0725	8/1/2004	350000	1440	1060	7	1958	3	7560	N	N	8609 31ST AV SW
77-6	436470	0860	9/3/2004	325000	1460	0	7	1980	3	7560	N	N	8615 32ND AV SW
77-6	436470	0020	5/20/2003	284500	1470	300	7	1948	3	7200	N	N	8408 35TH AV SW
77-6	436420	0240	5/15/2003	269000	1500	0	7	1953	3	6912	N	N	8107 32ND AV SW
77-6	436520	0860	4/20/2004	279950	1550	0	7	1954	3	7740	N	N	9020 34TH AV SW
77-6	745100	0110	12/11/2003	253000	1570	0	7	1954	3	7500	N	N	8808 28TH AV SW
77-6	436370	0085	6/2/2003	231950	1580	0	7	1952	3	7500	N	N	7944 31ST AV SW
77-6	260830	0001	9/19/2003	282500	1580	0	7	1990	4	5761	N	N	8100 24TH AV SW
77-6	260830	0025	8/17/2004	267000	1580	0	7	1990	3	5761	N	N	8118 24TH AV SW
77-6	362403	9177	8/20/2004	215000	1580	0	7	2004	3	2597	N	N	2410 SW ROXBURY ST
77-6	362403	9176	6/25/2004	215000	1580	0	7	2004	3	2566	N	N	2414 SW ROXBURY ST
77-6	436470	0560	3/17/2004	325000	1620	830	7	1993	3	7560	N	N	8627 29TH AV SW
77-6	362403	9178	6/24/2004	220000	1680	0	7	2004	3	2704	N	N	2406 SW ROXBURY ST
77-6	362403	9175	6/25/2004	220000	1680	0	7	2004	3	2613	N	N	2418 SW ROXBURY ST
77-6	327780	1405	12/17/2003	205000	1700	0	7	1959	3	6777	N	N	6502 34TH AV SW
77-6	436470	0950	2/4/2004	304500	1740	800	7	1947	3	7200	N	N	8608 35TH AV SW
77-6	436470	0735	6/16/2004	361000	1820	260	7	1918	5	7560	N	N	8614 32ND AV SW
77-6	926920	0955	2/19/2004	270000	1880	0	7	1953	3	6820	N	N	7525 28TH AV SW
77-6	436520	0400	5/19/2003	229000	1900	0	7	1952	3	7740	N	N	8844 31ST AV SW
77-6	812210	1190	11/19/2004	409500	2020	1010	7	2002	3	5070	Y	N	7102 30TH AV SW
77-6	926920	0250	4/21/2003	350000	2050	0	7	2003	3	4920	N	N	7513 32ND AV SW
77-6	935290	0880	11/24/2003	280000	2090	0	7	1999	3	5132	N	N	9434 20TH AV SW
77-6	926920	0232	2/11/2003	317000	2380	0	7	2003	3	3793	N	N	7500 34TH AV SW
77-6	926920	0530	4/22/2003	272000	2490	0	7	1964	3	9840	Y	N	7557 31ST AV SW
77-6	926920	0705	9/8/2004	349608	2660	0	7	2002	3	4920	N	N	7553 30TH AV SW
77-6	926920	0540	11/20/2003	360000	1260	590	8	1957	3	5043	N	N	7556 31ST AV SW
77-6	920695	0080	3/2/2004	285500	1270	150	8	2004	3	3660	N	N	2486 SW WEBSTER ST
77-6	920695	0010	5/19/2004	293300	1270	150	8	2004	3	3444	N	N	2470 SW WEBSTER ST
77-6	920695	0090	3/23/2004	285000	1270	150	8	2004	3	3099	N	N	2488 SW WEBSTER ST
77-6	920695	0020	6/21/2004	299000	1270	150	8	2004	3	2924	N	N	2472 SW WEBSTER ST
77-6	920695	0040	5/7/2004	283500	1270	150	8	2004	3	2528	N	N	2476 SW WEBSTER ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-6	920695	0030	8/5/2004	302500	1270	150	8	2004	3	2528	N	N	2474 SW WEBSTER ST
77-6	920695	0050	8/6/2004	304178	1270	150	8	2004	3	2324	N	N	2480 SW WEBSTER ST
77-6	920695	0070	4/8/2004	285000	1270	150	8	2004	3	2206	N	N	2484 SW WEBSTER ST
77-6	920695	0060	4/22/2004	288500	1270	50	8	2004	3	1735	N	N	2482 SW WEBSTER ST
77-6	920695	0110	2/11/2004	270000	1270	50	8	2004	3	1683	N	N	2492 SW WEBSTER ST
77-6	920695	0100	3/12/2004	270000	1270	0	8	2004	3	2509	N	N	2490 SW WEBSTER ST
77-6	534720	0035	5/7/2004	334000	1320	80	8	1928	4	4800	N	N	9226 35TH AV SW
77-6	383760	0010	12/15/2004	367000	1380	760	8	1991	3	6420	Y	N	7717 27TH AV SW
77-6	935290	0605	3/30/2004	265000	1860	0	8	1963	4	10624	N	N	9202 21ST AV SW
77-8	797260	0810	2/6/2004	98500	510	0	4	1949	3	5080	N	N	8108 12TH AV SW
77-8	513200	0135	2/10/2003	158800	580	0	4	1917	4	5080	N	N	8832 12TH AV SW
77-8	775050	0130	5/11/2004	146075	620	0	4	1943	3	7140	N	N	8844 10TH AV SW
77-8	797260	2140	6/12/2003	140000	790	0	4	1918	3	7320	N	N	8445 9TH AV SW
77-8	211270	0425	1/12/2004	115000	940	0	4	1943	3	4000	N	N	7768 14TH AV SW
77-8	537020	0075	10/5/2004	159950	460	0	5	1928	3	4760	N	N	9053 10TH AV SW
77-8	430220	0230	3/11/2004	147500	540	0	5	1920	3	5120	N	N	1816 SW TRENTON ST
77-8	789980	0555	10/21/2004	182500	550	0	5	1919	3	5120	N	N	8851 20TH AV SW
77-8	211270	0375	6/18/2003	164000	580	0	5	1920	5	4000	N	N	7745 13TH AV SW
77-8	329870	0245	8/28/2003	181000	630	0	5	1921	3	6466	N	N	8848 13TH AV SW
77-8	797260	0930	4/21/2004	187000	640	0	5	1925	4	7140	N	N	8136 11TH AV SW
77-8	211470	0740	2/27/2004	171000	680	0	5	1918	3	4800	N	N	7764 11TH AV SW
77-8	775050	0480	4/9/2003	129800	700	0	5	1941	3	3480	N	N	9029 8TH AV SW
77-8	211270	0055	12/2/2004	185500	710	0	5	1922	4	4000	N	N	7741 15TH AV SW
77-8	430220	0800	3/21/2003	200000	720	0	5	1921	4	5160	N	N	8437 17TH AV SW
77-8	211270	0050	3/7/2003	178450	720	0	5	1919	3	4000	N	N	7737 15TH AV SW
77-8	797260	0320	4/26/2004	218750	720	0	5	1947	3	7620	Y	N	7920 8TH AV SW
77-8	797260	2150	6/2/2004	198000	730	0	5	1918	3	7320	N	N	8433 9TH AV SW
77-8	789980	0360	7/29/2004	155000	730	0	5	1949	4	5120	N	N	8838 20TH AV SW
77-8	789980	0360	12/22/2004	207950	730	0	5	1949	4	5120	N	N	8838 20TH AV SW
77-8	211370	1165	6/4/2004	181250	740	0	5	1943	3	4500	N	N	8132 13TH AV SW
77-8	537020	0195	10/13/2003	164000	750	0	5	1942	4	5080	N	N	9029 11TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	211470	0865	9/28/2004	235000	770	0	5	1918	5	4760	N	N	7752 12TH AV SW
77-8	775050	0265	10/8/2003	184250	790	0	5	1919	3	4760	N	N	9038 10TH AV SW
77-8	430320	0230	3/23/2004	212000	800	0	5	1926	3	5139	N	N	7954 20TH AV SW
77-8	126320	0150	6/4/2004	150000	810	0	5	1919	3	5723	N	N	1009 SW TRENTON ST
77-8	126320	0015	7/20/2004	176000	830	0	5	1919	3	3783	N	N	1015 SW TRENTON ST
77-8	211470	0905	9/16/2004	193500	850	0	5	1919	4	4760	N	N	7724 12TH AV SW
77-8	797260	0980	7/14/2003	185000	870	0	5	1952	4	7140	N	N	8127 10TH AV SW
77-8	211270	0370	5/4/2004	177300	880	0	5	1916	4	4000	N	N	7739 13TH AV SW
77-8	537020	0295	5/12/2004	209950	900	0	5	1920	3	5240	N	N	9008 12TH AV SW
77-8	211320	0180	12/8/2004	208000	910	0	5	1949	3	5160	N	N	7717 17TH AV SW
77-8	211470	0795	11/18/2003	185000	920	0	5	1919	4	4760	N	N	7753 11TH AV SW
77-8	211470	0795	11/11/2004	205000	920	0	5	1919	4	4760	N	N	7753 11TH AV SW
77-8	211470	0180	12/6/2004	165000	930	0	5	1919	3	4083	N	N	7621 8TH AV SW
77-8	211270	0465	7/30/2004	285000	1030	0	5	1921	3	4000	Y	N	7738 14TH AV SW
77-8	775050	0150	10/22/2004	200000	1040	0	5	1929	5	4522	N	N	8858 10TH AV SW
77-8	430320	0545	11/16/2004	265000	1250	380	5	1936	3	6181	N	N	7956 17TH AV SW
77-8	797260	3190	7/14/2003	217000	1470	0	5	1943	3	6096	N	N	8623 11TH AV SW
77-8	789980	0160	6/18/2003	228250	2120	0	5	1985	3	5132	N	N	8801 16TH AV SW
77-8	797260	3095	9/22/2003	185000	670	0	6	1919	3	7200	N	N	8615 12TH AV SW
77-8	797260	0955	9/14/2004	207500	670	0	6	1923	3	7140	N	N	8157 10TH AV SW
77-8	797260	2702	7/2/2003	189000	670	110	6	1943	3	4040	N	N	8510 16TH AV SW
77-8	797260	2281	6/18/2003	184950	690	0	6	1943	3	5207	N	N	8406 12TH AV SW
77-8	430270	0580	6/3/2004	174950	700	0	6	1919	4	5146	N	N	8120 17TH AV SW
77-8	430220	0220	9/9/2003	230000	710	0	6	1920	4	10320	N	N	8657 18TH AV SW
77-8	797260	3341	5/13/2004	192000	710	0	6	1943	3	4480	N	N	8642 10TH AV SW
77-8	797260	3320	8/1/2003	185000	710	0	6	1943	3	4480	N	N	8614 10TH AV SW
77-8	329870	0315	6/10/2004	220250	710	0	6	1942	4	4346	N	N	9014 13TH AV SW
77-8	329870	0892	1/12/2004	190000	710	0	6	1942	4	4264	N	N	9440 13TH AV SW
77-8	329870	0810	9/25/2003	169950	710	0	6	1942	4	4200	N	N	9223 12TH AV SW
77-8	329870	0842	12/12/2003	159950	710	0	6	1942	3	4095	N	N	9246 13TH AV SW
77-8	430270	0400	3/17/2003	224950	720	0	6	1927	3	5134	N	N	8136 18TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	797260	3955	9/2/2003	182000	720	430	6	1943	3	6525	N	N	9258 12TH AV SW
77-8	797260	3955	3/18/2004	212000	720	430	6	1943	3	6525	N	N	9258 12TH AV SW
77-8	211370	0125	9/11/2003	231000	720	420	6	1943	4	4000	N	N	7920 13TH AV SW
77-8	329870	0145	3/9/2004	226000	720	120	6	1947	3	6771	N	N	8821 13TH AV SW
77-8	211370	0410	6/10/2004	204950	720	120	6	1943	4	4200	N	N	7924 15TH AV SW
77-8	211370	0890	8/8/2003	250000	720	100	6	1942	4	4240	N	N	8145 14TH AV SW
77-8	430220	0415	11/12/2004	180000	720	0	6	1947	3	6144	N	N	8626 18TH AV SW
77-8	430320	0565	6/10/2003	179000	720	0	6	1943	3	5160	N	N	7940 17TH AV SW
77-8	430320	0590	12/17/2004	186000	720	0	6	1943	3	5160	N	N	7920 17TH AV SW
77-8	430220	1130	8/4/2004	160000	720	0	6	1955	3	5040	N	N	2008 SW CLOVERDALE ST
77-8	797260	3315	1/15/2003	186000	720	0	6	1943	3	4480	N	N	8610 10TH AV SW
77-8	329870	0302	3/17/2004	182200	720	0	6	1942	3	4346	N	N	9010 13TH AV SW
77-8	329870	0855	10/6/2004	217000	720	0	6	1942	4	4305	N	N	1215 SW CAMBRIDGE ST
77-8	329870	0826	11/19/2004	194500	720	0	6	1942	3	4305	N	N	9231 12TH AV SW
77-8	211370	0415	11/3/2003	227500	720	0	6	1943	4	4200	N	N	7928 15TH AV SW
77-8	329870	0010	9/10/2003	199500	720	0	6	1943	4	4070	N	N	1509 SW TRENTON ST
77-8	211370	0300	3/19/2004	179400	720	0	6	1943	3	4000	N	N	7900 14TH AV SW
77-8	211370	0290	2/13/2004	180000	720	0	6	1943	3	4000	N	N	7908 14TH AV SW
77-8	537020	0250	3/29/2004	160000	720	120	6	1948	3	10640	N	N	9044 12TH AV SW
77-8	430220	0065	12/9/2004	222950	730	0	6	1924	4	8280	N	N	2002 SW TRENTON ST
77-8	797260	1991	7/26/2004	229950	730	290	6	1943	3	4880	N	N	8418 9TH AV SW
77-8	797260	2020	1/13/2003	179950	730	180	6	1943	3	4800	N	N	8450 9TH AV SW
77-8	797260	2000	7/24/2003	188500	730	0	6	1943	3	4880	N	N	8426 9TH AV SW
77-8	775050	0425	9/22/2004	190000	740	0	6	1918	3	6600	N	N	9046 9TH AV SW
77-8	797260	1980	1/6/2004	185000	740	360	6	1943	3	5246	N	N	8402 9TH AV SW
77-8	797260	1990	6/1/2004	190000	740	290	6	1943	4	4880	N	N	8414 9TH AV SW
77-8	430270	0475	5/19/2004	195000	740	200	6	1951	4	5120	N	N	8117 16TH AV SW
77-8	537020	0160	8/2/2004	184500	740	0	6	1942	4	5080	N	N	9001 11TH AV SW
77-8	329870	0322	7/16/2003	170000	740	0	6	1942	4	4876	N	N	9036 13TH AV SW
77-8	329870	0100	9/16/2004	185000	740	0	6	1942	3	4662	N	N	8814 15TH AV SW
77-8	329870	0102	6/25/2003	158950	740	0	6	1942	4	4440	N	N	8818 15TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	430220	0400	10/18/2003	164803	750	200	6	1947	3	6144	N	N	8640 18TH AV SW
77-8	329870	1025	9/9/2003	182500	750	0	6	1943	3	5217	N	N	9409 14TH AV SW
77-8	329870	0336	6/4/2003	174000	750	0	6	1942	4	4876	N	N	9040 13TH AV SW
77-8	329870	1027	10/1/2003	149200	750	0	6	1943	3	4125	N	N	1407 SW CAMBRIDGE ST
77-8	329870	0050	10/17/2003	162000	750	0	6	1942	3	4125	N	N	1506 SW HENDERSON ST
77-8	329870	0085	9/8/2004	195000	750	0	6	1942	3	4125	N	N	1419 SW TRENTON ST
77-8	329870	0751	10/28/2004	214950	750	0	6	1943	4	4125	N	N	1306 SW CAMBRIDGE ST
77-8	797260	3100	9/2/2004	238510	760	0	6	1948	3	7200	N	N	8609 12TH AV SW
77-8	329870	1026	10/2/2003	176500	760	0	6	1943	4	4125	N	N	1403 SW CAMBRIDGE ST
77-8	797260	0960	10/23/2003	212000	770	0	6	1921	4	9520	N	N	8149 10TH AV SW
77-8	211320	0590	5/27/2003	158500	770	0	6	1951	3	6300	N	N	7706 DELRIDGE WY SW
77-8	329870	0352	6/1/2004	178500	770	0	6	1948	3	5772	Y	N	9012 14TH AV SW
77-8	329870	0365	9/11/2003	193000	770	0	6	1948	3	5772	N	N	9018 14TH AV SW
77-8	329870	0365	11/10/2004	209950	770	0	6	1948	3	5772	N	N	9018 14TH AV SW
77-8	329870	0381	8/30/2004	197000	770	0	6	1942	3	4329	N	N	9047 13TH AV SW
77-8	329870	0832	11/15/2004	184950	770	0	6	1942	4	4095	N	N	9239 12TH AV SW
77-8	211370	1030	10/6/2004	178150	770	0	6	1952	3	4000	N	N	8118 14TH AV SW
77-8	430270	0531	11/3/2003	216100	780	0	6	1948	4	5200	N	N	8156 17TH AV SW
77-8	430320	0265	7/19/2004	212500	790	0	6	1942	4	5160	N	N	7930 20TH AV SW
77-8	329870	0306	3/22/2003	167500	790	0	6	1942	4	4346	N	N	9009 12TH AV SW
77-8	329870	0942	12/8/2003	195900	800	140	6	1950	4	4440	N	N	9409 13TH AV SW
77-8	797260	3020	9/19/2003	187500	800	0	6	1942	3	5950	N	N	8616 13TH AV SW
77-8	329870	0971	7/28/2003	215000	810	500	6	1930	4	6771	N	N	9444 14TH AV SW
77-8	211470	0005	3/8/2004	185000	810	0	6	1919	3	8160	Y	N	7701 8TH AV SW
77-8	329870	0970	11/19/2004	234000	810	0	6	1930	3	6771	N	N	9440 14TH AV SW
77-8	211320	0120	9/5/2003	194950	810	0	6	1918	3	5160	N	N	7728 17TH AV SW
77-8	329870	0345	11/12/2004	210000	810	0	6	1943	4	4876	N	N	9049 12TH AV SW
77-8	211370	0585	10/18/2004	232000	820	820	6	1926	4	4001	N	N	7910 16TH AV SW
77-8	211520	0020	8/26/2003	240000	820	770	6	1940	3	13760	Y	N	734 SW AUSTIN ST
77-8	797260	4620	3/26/2003	159965	820	0	6	1959	3	7620	N	N	9414 6TH AV SW
77-8	797260	2845	8/15/2003	227500	830	130	6	1921	3	6678	N	N	8704 16TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	797260	0595	5/27/2003	196000	830	0	6	1937	3	7320	N	N	7909 9TH AV SW
77-8	797260	3025	9/25/2003	180000	830	0	6	1942	3	5950	N	N	8622 13TH AV SW
77-8	797260	0460	8/30/2004	240000	840	480	6	1927	4	7620	N	N	7951 8TH AV SW
77-8	312404	9042	4/23/2004	236000	840	0	6	1995	3	13140	N	N	9001 3RD AV SW
77-8	430220	0585	7/9/2004	200000	840	0	6	1929	4	5075	N	N	8612 17TH AV SW
77-8	775050	0255	12/10/2003	120500	840	0	6	1949	2	4760	N	N	9028 10TH AV SW
77-8	797260	4025	3/18/2004	216000	850	0	6	1919	4	8880	N	N	9418 12TH AV SW
77-8	797260	2130	12/5/2003	170000	860	0	6	1921	4	7320	N	N	8459 9TH AV SW
77-8	329870	0355	8/4/2004	209000	860	0	6	1952	3	6105	N	N	9003 13TH AV SW
77-8	797260	3015	10/7/2003	185000	860	0	6	1942	3	5950	N	N	8612 13TH AV SW
77-8	211370	0170	4/19/2004	162500	860	0	6	1941	4	4000	N	N	7911 13TH AV SW
77-8	211470	0780	1/5/2004	178000	870	0	6	1951	3	7127	N	N	7717 11TH AV SW
77-8	775050	0285	5/6/2004	250000	880	0	6	1918	3	9520	N	N	9058 10TH AV SW
77-8	211320	0285	7/11/2003	215000	880	230	6	1958	3	6450	N	N	7714 18TH AV SW
77-8	789980	0365	4/21/2003	163790	880	0	6	1947	3	5120	N	N	8842 20TH AV SW
77-8	329870	0028	3/23/2004	165000	880	0	6	1971	3	4440	N	N	8832 16TH AV SW
77-8	211270	0635	11/4/2004	229000	890	310	6	1949	3	6000	N	N	7764 13TH AV SW
77-8	211370	0610	10/21/2004	251000	890	120	6	1947	4	4479	N	N	8101 15TH AV SW
77-8	797260	1050	4/14/2004	166000	890	0	6	1979	3	7200	N	N	8156 10TH AV SW
77-8	430220	0770	8/16/2004	254682	900	0	6	1941	3	5160	N	N	8415 17TH AV SW
77-8	797260	3350	5/13/2003	177500	900	0	6	1943	4	4480	N	N	8650 10TH AV SW
77-8	797260	0795	5/28/2003	236000	910	0	6	1921	4	5080	N	N	7907 11TH AV SW
77-8	513200	0175	5/27/2003	190000	910	0	6	1919	3	5000	N	N	8800 12TH AV SW
77-8	430270	0540	9/15/2003	176000	920	0	6	1951	4	5160	N	N	8148 17TH AV SW
77-8	537020	0280	7/23/2004	233975	930	120	6	1904	3	5280	N	N	9020 12TH AV SW
77-8	211370	0420	5/12/2004	220835	930	180	6	1943	4	4200	N	N	7932 15TH AV SW
77-8	430220	0305	12/15/2003	235000	950	200	6	1920	4	9417	N	N	8603 17TH AV SW
77-8	211370	0490	4/8/2004	199250	950	120	6	1943	2	4000	N	N	7925 15TH AV SW
77-8	329870	0317	3/20/2003	224000	960	190	6	1942	3	4346	N	N	9018 13TH AV SW
77-8	211470	0890	9/7/2004	271000	980	250	6	1918	4	4760	N	N	7736 12TH AV SW
77-8	211320	0370	11/22/2004	203000	990	0	6	1965	3	5160	N	N	7745 18TH AV SW

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77-8	329870	0426	7/9/2004	214000	990	0	6	1943	3	4440	N	N	9028 15TH AV SW
77-8	537020	0100	9/14/2004	190000	1000	0	6	1925	3	4760	N	N	9046 11TH AV SW
77-8	789980	0185	1/26/2004	235000	1000	240	6	1949	4	7080	N	N	8818 18TH AV SW
77-8	329870	0017	10/25/2004	200000	1000	0	6	1941	3	6100	N	N	8815 15TH AV SW
77-8	329870	0300	8/23/2003	203800	1010	200	6	1942	3	4346	N	N	9002 13TH AV SW
77-8	430270	0111	9/29/2003	221000	1030	400	6	1927	3	5177	N	N	8132 DELRIDGE WY SW
77-8	329870	0441	1/16/2003	169000	1040	0	6	1919	4	6771	N	N	9038 15TH AV SW
77-8	789980	0120	4/2/2003	201000	1050	0	6	1925	3	5120	N	N	8831 16TH AV SW
77-8	797260	2285	2/25/2003	199950	1050	0	6	1943	4	6375	N	N	8410 12TH AV SW
77-8	513200	0043	3/8/2004	199000	1070	0	6	1964	4	5080	N	N	8827 11TH AV SW
77-8	537020	0010	3/2/2004	182500	1080	0	6	1919	4	7140	N	N	9009 10TH AV SW
77-8	203120	0010	5/25/2004	254450	1080	0	6	1906	3	4700	N	N	8816 10TH AV SW
77-8	797260	0921	8/26/2004	274950	1080	370	6	1953	4	5355	N	N	8126 11TH AV SW
77-8	329870	0181	7/13/2004	215000	1080	170	6	1960	4	6829	N	N	8851 13TH AV SW
77-8	430220	0570	9/7/2004	250000	1080	0	6	1965	4	5160	N	N	8624 17TH AV SW
77-8	430220	0244	9/22/2004	257000	1090	600	6	1991	3	6400	N	N	8638 20TH AV SW
77-8	211370	0445	6/2/2004	215000	1090	0	6	1943	4	4400	N	N	7954 15TH AV SW
77-8	789980	0060	3/26/2004	220000	1100	400	6	1919	3	7680	N	N	8844 17TH AV SW
77-8	211270	0570	4/10/2003	172675	1120	0	6	1918	2	4001	N	N	7741 12TH AV SW
77-8	797260	0996	1/12/2004	219950	1130	0	6	1929	3	6313	N	N	1009 SW ELMGROVE ST
77-8	329870	0430	1/27/2004	210000	1140	140	6	1920	3	5183	N	N	9025 14TH AV SW
77-8	797260	2510	8/22/2003	180000	1140	0	6	1925	3	7620	N	N	8419 12TH AV SW
77-8	329870	1071	11/29/2004	235000	1150	0	6	1929	4	6771	N	N	9455 14TH AV SW
77-8	797260	3081	7/1/2003	217500	1160	0	6	1963	4	4800	N	N	8629 12TH AV SW
77-8	797260	0915	4/27/2004	249950	1170	0	6	1941	5	5950	N	N	8114 11TH AV SW
77-8	211270	0300	11/23/2004	252500	1200	200	6	1998	4	4000	N	N	7710 15TH AV SW
77-8	211270	0291	4/21/2004	229900	1200	310	6	1949	3	7000	N	N	7716 15TH AV SW
77-8	430270	0380	7/8/2004	205000	1220	0	6	1953	3	8160	N	N	1722 SW THISTLE ST
77-8	430220	0530	2/10/2004	185000	1220	0	6	1955	3	5160	N	N	1620 SW TRENTON ST
77-8	797260	0570	11/9/2004	290000	1250	990	6	1927	3	7320	N	N	7937 9TH AV SW
77-8	643840	0150	6/18/2004	239800	1250	0	6	1971	3	6000	Y	N	7310 7TH AV SW

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Areas 18, 77 & 78
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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	789980	0210	11/22/2004	225000	1260	0	6	1930	4	9600	N	N	8836 18TH AV SW
77-8	537020	0105	11/19/2003	208000	1280	0	6	1962	4	4760	N	N	9040 11TH AV SW
77-8	775050	0275	8/11/2004	245000	1320	0	6	1918	3	4760	N	N	9046 10TH AV SW
77-8	797260	4300	5/28/2003	176700	1390	0	6	1954	3	7620	N	N	9409 9TH AV SW
77-8	513200	0035	8/20/2004	225450	1450	0	6	1961	3	5080	N	N	8817 11TH AV SW
77-8	645330	0050	7/15/2004	269950	1460	0	6	1920	4	12500	N	N	9468 OLSON PL SW
77-8	430220	0285	3/21/2003	249000	1470	0	6	1919	4	10240	N	N	8610 20TH AV SW
77-8	775050	0292	6/25/2004	250000	1480	0	6	1996	3	4780	N	N	9057 9TH AV SW
77-8	329870	0975	5/27/2003	210950	1540	500	6	1928	4	6771	N	N	9450 14TH AV SW
77-8	329870	0665	5/10/2004	279400	1550	660	6	1918	5	6882	N	N	9222 15TH AV SW
77-8	789980	0145	1/26/2004	216000	1550	0	6	1919	3	5120	N	N	8815 16TH AV SW
77-8	211270	0045	5/25/2004	209950	1630	0	6	1919	3	4000	N	N	7733 15TH AV SW
77-8	797260	4605	6/18/2003	225000	1740	0	6	1921	4	7620	N	N	9403 6TH AV SW
77-8	775050	0295	6/25/2004	252000	1790	1000	6	1923	4	4780	N	N	9053 9TH AV SW
77-8	797260	0850	3/26/2004	236000	2580	0	6	1957	4	7620	N	N	8156 12TH AV SW
77-8	797260	0475	11/9/2004	180000	580	540	7	1924	4	7620	N	N	7933 8TH AV SW
77-8	329870	0310	8/28/2003	178000	660	0	7	1949	4	6466	N	N	9015 12TH AV SW
77-8	797260	2470	8/11/2003	209000	840	0	7	1947	3	7620	N	N	8450 13TH AV SW
77-8	211320	0480	1/19/2004	242000	870	810	7	1992	3	4360	Y	N	7719 20TH AV SW
77-8	430220	0635	6/21/2004	290000	880	0	7	1919	3	10240	N	N	8427 16TH AV SW
77-8	430220	0660	1/27/2004	181000	880	0	7	1970	2	5120	N	N	8513 16TH AV SW
77-8	430220	1120	12/4/2003	239500	910	240	7	1947	4	5120	N	N	8445 20TH AV SW
77-8	797260	2955	12/28/2004	298400	920	400	7	1948	3	9600	Y	N	1322 SW TRENTON ST
77-8	329870	0022	3/10/2003	200000	920	0	7	1947	3	5328	N	N	8816 16TH AV SW
77-8	797260	4145	10/10/2003	210000	940	500	7	1963	3	7620	N	N	9442 11TH AV SW
77-8	312404	9170	3/5/2003	209950	940	0	7	1954	3	9490	N	N	9037 3RD AV SW
77-8	797260	3620	6/22/2004	185950	950	0	7	1954	3	7620	N	N	9214 9TH AV SW
77-8	797260	2435	2/20/2004	200000	950	0	7	1951	4	6350	N	N	8408 13TH AV SW
77-8	312404	9179	5/30/2003	192500	990	470	7	1956	3	9380	Y	N	9206 4TH AV SW
77-8	211370	0985	11/12/2004	259950	1010	1010	7	1965	4	4000	Y	N	8156 14TH AV SW
77-8	797260	1675	5/8/2003	302000	1010	500	7	1969	3	8509	Y	N	8402 6TH AV SW

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
77-8	211370	0180	7/13/2004	240000	1010	0	7	1962	4	4000	N	N	7921 13TH AV SW
77-8	211370	1125	9/9/2003	225000	1020	0	7	1918	4	4120	N	N	8153 12TH AV SW
77-8	797260	4360	5/14/2004	180000	1020	0	7	1956	3	7874	N	N	9455 8TH AV SW
77-8	302404	9150	5/20/2003	200000	1030	0	7	1962	3	6600	N	N	7317 7TH PL SW
77-8	797260	0440	4/27/2004	206000	1040	0	7	1949	3	7320	N	N	7944 9TH AV SW
77-8	797260	3848	11/20/2003	251000	1060	770	7	1963	4	7493	N	N	9250 11TH AV SW
77-8	211270	0390	1/10/2003	229950	1070	290	7	1960	3	4000	N	N	7753 13TH AV SW
77-8	797260	2450	11/22/2004	227950	1070	0	7	1948	4	7620	N	N	8426 13TH AV SW
77-8	797260	1850	5/22/2003	261500	1080	700	7	1986	4	7620	N	N	8433 6TH AV SW
77-8	797260	2890	12/1/2003	210000	1080	0	7	1963	3	6850	N	N	1414 SW TRENTON ST
77-8	211470	0657	1/22/2004	260000	1080	0	7	1990	3	4802	N	N	7773 10TH AV SW
77-8	797260	1254	7/21/2003	220000	1100	400	7	1962	3	7620	N	N	8127 7TH AV SW
77-8	797260	3835	11/19/2004	230000	1100	0	7	1962	4	7620	N	N	9232 11TH AV SW
77-8	211520	0017	5/21/2004	220000	1100	0	7	1983	3	6920	N	N	7513 7TH PL SW
77-8	797260	2837	8/27/2003	184950	1100	0	7	1977	3	5000	N	N	8620 16TH AV SW
77-8	430270	0080	12/10/2003	180147	1110	0	7	1954	3	5200	N	N	8154 DELRIDGE WY SW
77-8	430220	0704	4/16/2004	244200	1110	0	7	1966	4	5160	N	N	8436 17TH AV SW
77-8	329870	0860	2/25/2003	239000	1120	800	7	1951	5	6776	N	N	9401 12TH AV SW
77-8	789980	0431	9/14/2004	249000	1120	360	7	1969	3	4720	N	N	8823 18TH AV SW
77-8	329870	0965	9/15/2003	212000	1130	190	7	1928	3	8436	N	N	9437 13TH AV SW
77-8	789980	0190	6/5/2003	255000	1130	1060	7	1959	4	7080	N	N	8824 18TH AV SW
77-8	797260	1785	8/24/2004	260000	1130	500	7	1964	3	7620	Y	N	8408 7TH AV SW
77-8	329870	0431	5/4/2004	226100	1140	750	7	1960	3	6771	N	N	9031 14TH AV SW
77-8	430220	0380	10/6/2003	260000	1150	1150	7	1962	3	5120	N	N	1722 SW TRENTON ST
77-8	789980	0418	7/28/2003	275000	1150	730	7	2003	3	4720	N	N	8835 18TH AV SW
77-8	430320	0085	3/3/2004	230000	1150	660	7	2002	3	5160	N	N	7952 DELRIDGE WY SW
77-8	430320	0095	4/23/2004	270000	1150	660	7	2002	3	5160	N	N	7944 DELRIDGE WY SW
77-8	329870	0816	5/9/2003	250000	1160	450	7	1953	4	6405	N	N	9220 13TH AV SW
77-8	797260	1010	3/9/2004	208000	1170	800	7	1952	3	7200	N	N	8108 10TH AV SW
77-8	430320	0115	1/20/2003	241500	1170	790	7	2001	3	5160	N	N	7928 DELRIDGE WY SW
77-8	430320	0145	9/10/2003	229950	1170	750	7	2003	3	5160	N	N	7904 DELRIDGE WY SW

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77-8	797260	1698	6/26/2003	285000	1170	400	7	1969	4	7620	Y	N	8426 6TH AV SW
77-8	797260	3640	3/23/2004	189950	1170	0	7	1954	3	7620	N	N	9238 9TH AV SW
77-8	430320	0080	6/18/2003	228950	1170	750	7	2003	3	5160	N	N	7956 DELRIDGE WY SW
77-8	797260	3875	9/23/2004	295000	1180	1180	7	1963	4	7620	N	N	9239 10TH AV SW
77-8	797260	1890	12/23/2003	278000	1180	200	7	1955	4	7620	N	N	8414 8TH AV SW
77-8	797260	1885	12/19/2003	217000	1180	0	7	1955	3	7620	N	N	8408 8TH AV SW
77-8	211370	1075	8/18/2003	235900	1180	0	7	1988	3	4000	N	N	8113 12TH AV SW
77-8	797260	2165	7/20/2004	277000	1190	110	7	1921	4	7320	N	N	8415 9TH AV SW
77-8	789980	0410	3/26/2004	267000	1190	900	7	1963	4	4720	N	N	8843 18TH AV SW
77-8	211370	0625	3/16/2004	204000	1190	400	7	1958	4	4200	N	N	8115 15TH AV SW
77-8	126320	0145	11/19/2004	294000	1190	210	7	1993	3	4780	N	N	8811 10TH AV SW
77-8	797260	0430	11/18/2003	201500	1200	670	7	1954	3	7320	N	N	7930 9TH AV SW
77-8	797260	0425	6/3/2004	260000	1200	670	7	1954	3	6710	N	N	7924 9TH AV SW
77-8	789980	0030	8/14/2003	251000	1200	320	7	1953	4	10240	N	N	8820 17TH AV SW
77-8	797260	4715	12/22/2003	360000	1210	350	7	1953	4	18000	Y	N	9414 5TH AV SW
77-8	329870	1068	12/27/2004	188000	1210	0	7	2001	3	1500	N	N	9454 15TH AV SW
77-8	430320	0150	9/5/2003	228713	1220	700	7	2003	2	4386	N	N	7902 DELRIDGE WY SW
77-8	430220	0685	9/5/2003	229950	1230	0	7	1978	3	5160	N	N	8452 17TH AV SW
77-8	430270	0485	7/7/2003	286000	1250	0	7	1921	4	5120	N	N	8125 16TH AV SW
77-8	797260	0900	5/6/2003	215000	1260	200	7	1948	3	8509	N	N	1107 SW ELMGROVE ST
77-8	329870	0170	6/15/2004	239950	1270	100	7	1962	3	6771	N	N	8838 14TH AV SW
77-8	211370	0155	8/6/2003	280000	1290	1290	7	1952	4	8002	N	N	7903 13TH AV SW
77-8	797260	3141	6/24/2003	216000	1300	0	7	1918	4	5080	N	N	8642 12TH AV SW
77-8	789980	0330	1/25/2004	243500	1300	500	7	1976	4	5120	N	N	8814 20TH AV SW
77-8	329870	0136	7/27/2003	260000	1300	0	7	1957	3	6993	Y	N	1315 SW TRENTON ST
77-8	513200	0160	7/12/2004	240990	1300	0	7	1954	4	5037	N	N	8814 12TH AV SW
77-8	430220	0200	10/23/2003	235000	1350	1000	7	1963	4	5160	N	N	8637 18TH AV SW
77-8	312404	9175	6/18/2003	225000	1370	650	7	1928	4	9360	N	N	9063 3RD AV SW
77-8	797260	1283	4/26/2004	342000	1370	930	7	1964	3	7620	Y	N	8114 7TH AV SW
77-8	797260	4445	10/29/2004	260000	1370	0	7	1957	3	7076	N	N	9444 8TH AV SW
77-8	797260	3396	3/30/2004	246000	1400	0	7	1941	3	6150	N	N	8607 9TH AV SW

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77-8	797260	4315	8/20/2003	170000	1440	0	7	1954	3	7620	N	N	9408 9TH AV SW
77-8	211370	1005	7/8/2004	251500	1460	0	7	1953	3	8000	Y	N	8136 14TH AV SW
77-8	797260	2111	2/10/2003	219000	1480	0	7	1958	3	7200	N	N	8438 10TH AV SW
77-8	329870	0110	6/23/2003	315000	1490	1490	7	2003	3	6771	N	N	8833 14TH AV SW
77-8	797260	1790	10/11/2004	238500	1500	0	7	1954	3	7620	Y	N	8414 7TH AV SW
77-8	797260	1225	1/30/2003	270000	1550	400	7	1997	3	7620	N	N	8144 8TH AV SW
77-8	797260	4685	7/11/2003	224000	1640	0	7	1916	3	7620	N	N	9425 5TH AV SW
77-8	312404	9210	11/19/2004	288000	1650	1010	7	1980	3	9100	Y	N	9216 4TH AV SW
77-8	797260	4410	10/13/2004	208500	1700	0	7	1957	3	7076	N	N	9406 8TH AV SW
77-8	797260	1825	5/27/2003	330000	1720	660	7	1979	4	7620	Y	N	8456 7TH AV SW
77-8	312404	9167	8/27/2004	219900	1770	0	7	1954	4	7320	Y	N	9406 4TH AV SW
77-8	797260	4405	9/3/2003	230000	1830	0	7	1954	3	7320	N	N	9403 8TH AV SW
77-8	211320	0510	12/17/2004	360000	1850	100	7	1967	3	10320	Y	N	7743 20TH AV SW
77-8	211320	0545	10/13/2004	286000	1860	0	7	1991	3	5121	N	N	7744 DELRIDGE WY SW
77-8	329870	0854	1/31/2003	244000	1968	0	7	2002	3	4082	N	N	9259 12TH AV SW
77-8	430270	0130	5/5/2003	292000	1980	900	7	1990	4	4290	N	N	8118 DELRIDGE WY SW
77-8	430220	0345	6/23/2004	280000	2220	0	7	1972	5	5160	N	N	8635 17TH AV SW
77-8	329872	0100	7/22/2004	272500	1060	440	8	1982	3	7405	Y	N	709 SW AUSTIN PL
77-8	329872	0160	7/22/2004	340000	1090	520	8	1982	3	10516	N	N	601 SW AUSTIN PL
77-8	329872	0110	8/26/2003	249950	1110	320	8	1982	3	7396	N	N	703 SW AUSTIN PL
77-8	211270	0600	4/2/2003	226110	1240	400	8	1977	3	5880	N	N	7763 12TH AV SW
77-8	797260	1595	12/15/2003	365000	1360	600	8	1937	4	18000	Y	N	8426 5TH AV SW
77-8	211270	0224	7/26/2004	312500	1540	730	8	1992	3	3352	Y	N	7771 14TH AV SW
77-8	797260	0010	6/10/2004	290000	1620	0	8	1986	3	8994	N	N	7914 5TH AV SW
77-8	797260	1360	6/24/2003	356500	1820	0	8	1986	4	10171	Y	N	8109 6TH AV SW
77-8	797260	2550	4/27/2004	330000	1930	0	8	1991	3	7620	Y	N	8426 14TH AV SW
77-8	797260	1492	8/21/2003	325000	1980	0	8	1995	3	9000	Y	N	8126 5TH AV SW
77-8	312404	9212	11/5/2003	254000	1990	0	8	1993	3	7239	N	N	9233 3RD AV SW
77-8	797260	0555	9/22/2004	400000	2010	0	8	1928	3	9150	N	N	7957 9TH AV SW
77-8	789980	0345	8/8/2003	300000	2020	0	8	2003	3	5120	N	N	8830 20TH AV SW
77-8	797260	0155	6/30/2004	379950	2180	0	8	1991	3	7650	Y	N	7939 5TH AV S

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77-8	797260	0742	9/22/2003	325000	2180	0	8	2000	3	5100	N	N	7944 12TH AV SW
77-8	211370	0040	2/24/2004	314000	2200	0	8	2003	3	3858	N	N	7929 12TH AV SW
77-8	797260	0085	3/17/2004	365000	2490	0	8	2004	3	9758	N	N	7917 4TH AV SW
77-8	797260	0090	8/25/2003	372000	2610	0	8	2003	3	9758	N	N	7911 4TH AV SW
77-8	797260	0084	5/2/2003	408830	2940	0	8	2003	3	9758	N	N	7923 4TH AV SW
77-8	430320	0290	3/2/2004	341500	1350	0	9	2003	3	5160	N	N	7910 20TH AV SW
77-8	797260	1415	1/7/2003	373000	1950	230	9	1996	3	7650	Y	N	8139 5TH AV SW
77-8	797260	1275	4/2/2004	400000	2070	1000	9	1957	3	17081	Y	N	8102 7TH AV SW
78-6	273410	0465	11/10/2004	210000	480	0	5	1937	3	4000	N	N	6442 CARLETON AV S
78-6	273410	0370	10/6/2004	182000	740	0	5	1901	3	4000	N	N	6220 CARLETON AV S
78-6	273410	0810	5/26/2004	170000	630	0	6	1988	3	4000	N	N	6715 FLORA AV S
78-6	273410	0775	10/12/2004	186000	720	0	6	1945	3	4000	N	N	6734 CARLETON AV S
78-6	273410	0910	8/26/2004	223000	740	260	6	1940	3	6000	N	N	6603 FLORA AV S
78-6	346880	0100	4/22/2004	204000	770	400	6	1927	3	4000	N	N	6665 ELLIS AV S
78-6	273410	0850	6/26/2003	181700	770	0	6	1951	3	4000	N	N	6649 FLORA AV S
78-6	346880	0345	8/27/2004	250000	830	130	6	1919	3	4000	N	N	6942 FLORA AV S
78-6	346880	0200	4/21/2003	176000	830	0	6	1939	3	4000	N	N	6702 FLORA AV S
78-6	273410	0470	8/30/2004	238500	960	100	6	1910	3	4000	N	N	6444 CARLETON AV S
78-6	273410	0035	9/18/2003	260000	1020	0	6	1900	4	7260	N	N	6225 CARLETON AV S
78-6	273410	0460	8/23/2004	288125	1160	1160	6	1901	3	4000	N	N	6436 CARLETON AV S
78-6	273410	0765	5/13/2004	195800	1240	0	6	1949	2	4000	N	N	6730 CARLETON AV S
78-6	273410	0400	8/25/2004	205000	1260	0	6	1900	3	4000	N	N	6244 CARLETON AV S
78-6	273410	0065	4/21/2004	235000	1340	0	6	1911	4	6846	N	N	6449 CARLETON AV S
78-6	273410	0065	7/28/2004	261000	1340	0	6	1911	4	6846	N	N	6449 CARLETON AV S
78-6	273410	0770	10/12/2004	199000	1700	0	6	1910	3	4000	N	N	6732 CARLETON AV S
78-6	273410	0505	5/12/2004	210000	990	0	7	1913	3	4000	N	N	6431 FLORA AV S
78-6	346880	0006	8/26/2003	185000	1130	70	7	1942	3	9000	N	N	6606 FLORA AV S
78-6	346880	0280	4/22/2003	195000	1150	0	7	1919	2	4000	N	N	6909 ELLIS AV S
78-6	273410	0840	11/15/2004	269950	1190	800	7	1903	3	4000	N	N	6657 FLORA AV S
78-6	346880	0270	7/7/2003	259000	1430	0	7	1928	3	8000	N	N	6901 ELLIS AV S
78-6	273410	0034	6/15/2003	289999	1680	0	8	2000	3	3630	N	N	6219 CARLETON AV S

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78-6	273410	0034	10/25/2004	340000	1680	0	8	2000	3	3630	N	N	6219 CARLETON AV S
78-7	732790	0885	5/27/2004	135000	540	0	5	1941	2	2500	N	N	740 S SOUTHERN ST
78-7	788360	5760	5/26/2004	177000	580	580	5	1931	3	6000	N	N	1024 S DIRECTOR ST
78-7	788360	5515	5/22/2003	110000	720	0	5	1943	3	6000	N	N	824 S DIRECTOR ST
78-7	788360	7520	2/24/2004	194000	790	160	5	1939	3	6000	N	N	1237 S SULLIVAN ST
78-7	788360	1540	8/23/2004	123000	450	0	6	1916	3	6000	N	N	540 S CONCORD ST
78-7	788360	3180	10/2/2003	130000	480	340	6	1942	3	6000	N	N	711 S ROSE ST
78-7	788360	8525	2/19/2003	129950	610	0	6	1958	3	3000	N	N	1226 S HENDERSON ST
78-7	732790	0240	8/23/2004	153500	690	0	6	1940	3	8325	N	N	731 S SOUTHERN ST
78-7	001300	2220	4/24/2003	140000	690	0	6	1942	3	5100	N	N	8845 4TH AV S
78-7	788360	4711	9/10/2003	169000	740	0	6	1921	3	3750	N	N	857 S DONOVAN ST
78-7	788360	1815	3/29/2004	161000	750	220	6	1940	3	9000	N	N	520 S HENDERSON ST
78-7	788360	3450	4/15/2003	187000	760	0	6	1929	3	6250	N	N	814 S ROSE ST
78-7	788360	3915	9/27/2004	173000	770	0	6	1942	3	6000	N	N	841 S THISTLE ST
78-7	788360	7060	4/1/2004	148500	800	0	6	1908	3	6000	N	N	1020 S THISTLE ST
78-7	788360	4790	11/16/2004	180000	810	0	6	1943	3	6000	N	N	826 S TRENTON ST
78-7	788360	5681	5/22/2003	169950	820	0	6	2002	3	4560	N	N	1059 S HENDERSON ST
78-7	788360	7440	3/12/2004	176316	850	0	6	1945	3	5400	N	N	1202 S SULLIVAN ST
78-7	788360	1675	7/14/2004	152000	860	0	6	1948	3	7200	N	N	527 S CONCORD ST
78-7	788360	1615	12/18/2003	119500	860	0	6	1942	3	6000	N	N	502 S CONCORD ST
78-7	788360	1665	6/23/2004	130000	860	0	6	1949	3	6000	N	N	523 S CONCORD ST
78-7	788360	5195	7/13/2004	175950	860	0	6	1955	3	6000	N	N	8909 10TH AV S
78-7	732790	0125	4/13/2004	160000	860	360	6	1930	3	5434	N	N	829 S SOUTHERN ST
78-7	788360	7925	3/3/2004	195500	870	120	6	1930	3	6000	N	N	1226 S DONOVAN ST
78-7	788360	7945	8/11/2003	189950	870	0	6	1931	4	6000	N	N	1216 S DONOVAN ST
78-7	732790	1005	1/27/2003	120000	870	0	6	1902	3	5000	N	N	842 S SOUTHERN ST
78-7	788360	5335	5/20/2003	175000	880	400	6	1951	3	6000	N	N	803 S HENDERSON ST
78-7	788360	7085	4/10/2003	225000	890	890	6	1923	3	4500	N	N	1010 S THISTLE ST
78-7	732790	0190	5/21/2004	179900	910	0	6	1948	3	5775	N	N	8207 8TH AV S
78-7	788360	5345	11/29/2004	248500	920	0	6	1918	3	12000	N	N	809 S HENDERSON ST
78-7	788510	0025	12/28/2004	195000	940	0	6	1942	3	12000	N	N	711 S TRENTON ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
78-7	788360	6785	1/15/2003	128900	940	150	6	1940	3	6000	N	N	1030 S SULLIVAN ST
78-7	788360	6695	12/26/2003	175000	960	0	6	1900	4	6000	N	N	1043 S THISTLE ST
78-7	732790	0142	3/10/2004	145000	960	0	6	1958	3	6250	N	N	801 S SOUTHERN ST
78-7	732790	0915	12/23/2003	160000	970	170	6	1940	3	5200	N	N	8111 10TH AV S
78-7	732790	0255	3/26/2004	210000	1010	0	6	1940	3	8475	N	N	723 S SOUTHERN ST
78-7	788360	5915	1/21/2004	164000	1020	0	6	1900	3	6000	N	N	1047 S DONOVAN ST
78-7	788360	3740	6/12/2003	200000	1020	0	6	1926	3	6000	N	N	834 S THISTLE ST
78-7	788360	1450	9/11/2003	127000	1020	0	6	1900	4	6000	N	N	539 S TRENTON ST
78-7	788360	8526	2/12/2003	195000	1040	170	6	1944	4	6000	N	N	1220 S HENDERSON ST
78-7	788360	4660	7/30/2004	205000	1060	220	6	1939	3	9000	N	N	833 S DONOVAN ST
78-7	788360	3605	2/12/2003	184000	1130	0	6	1918	3	6000	N	N	815 S ROSE ST
78-7	732790	0975	10/14/2004	159950	1150	0	6	1900	3	5000	N	N	824 S SOUTHERN ST
78-7	788360	1435	1/30/2003	184950	1220	0	6	1910	3	6000	N	N	535 S TRENTON ST
78-7	788360	5321	7/21/2004	195000	1320	450	6	1941	3	4631	N	N	8914 8TH AV S
78-7	788360	2610	10/8/2004	240000	1380	0	6	1926	3	6000	N	N	712 S TRENTON ST
78-7	788360	7135	3/12/2003	165000	1410	0	6	1960	3	3016	N	N	8215 DALLAS AV S
78-7	001300	1070	10/23/2003	181000	1690	340	6	1900	3	5100	N	N	8819 2ND AV S
78-7	788360	4600	12/29/2003	196000	1820	0	6	1905	3	7320	N	N	805 S DONOVAN ST
78-7	788360	7136	5/28/2003	241500	2030	0	6	1948	3	6664	N	N	1010 S ROSE ST
78-7	788360	1070	11/22/2004	180000	880	0	7	1961	3	4500	N	N	512 S DONOVAN ST
78-7	788360	5885	9/22/2004	238000	950	0	7	1908	4	6000	N	N	1037 S DONOVAN ST
78-7	788360	4865	7/29/2004	150000	1000	0	7	1918	2	4500	N	N	821 S TRENTON ST
78-7	788360	8528	4/12/2004	205000	1000	0	7	1954	3	6000	N	N	1216 S HENDERSON ST
78-7	788360	5385	5/27/2004	177500	1070	0	7	1951	3	9000	N	N	827 S HENDERSON ST
78-7	322404	9096	4/17/2003	133947	1070	0	7	1999	3	5040	N	N	416 S HENDERSON ST
78-7	788360	3205	10/20/2004	188000	1130	0	7	1952	3	6000	N	N	727 S ROSE ST
78-7	788360	3025	10/24/2003	170000	1160	0	7	1953	3	6000	N	N	8509 8TH AV S
78-7	788360	2100	7/27/2004	210000	1290	0	7	1995	3	6000	N	N	500 S DIRECTOR ST
78-7	788360	3015	8/31/2004	214950	1360	0	7	1930	3	6000	N	N	749 S SULLIVAN ST
78-7	788360	7630	2/26/2004	170000	1360	0	7	1997	3	3000	N	N	1236 S. CLOVERDALE ST
78-7	788510	0135	8/17/2004	191000	1420	0	7	1906	3	12000	N	N	8821 8TH AV S

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
78-7	788360	2435	1/8/2004	210000	1430	0	7	1999	3	5282	N	N	731 S DONOVAN ST
78-7	788360	2425	7/30/2004	215000	1430	0	7	1999	3	4399	N	N	725 S DONOVAN ST
78-7	788360	5585	4/10/2003	179950	1450	0	7	1999	3	3000	N	N	1009 S HENDERSON ST
78-7	788360	5750	7/10/2004	237000	1450	0	7	1999	3	3000	N	N	1030 S DIRECTOR ST
78-7	001300	1875	8/11/2004	214000	1460	0	7	1996	3	2550	N	N	8810 2ND AV S
78-7	001300	1880	12/30/2004	219000	1460	0	7	1996	3	2550	N	N	8812 2ND AV S
78-7	001300	1745	11/23/2004	220000	1460	0	7	1995	3	2550	N	N	8830 2ND LN S
78-7	322404	9090	12/15/2004	225000	1500	0	7	1995	3	6818	N	N	401 S HENDERSON ST
78-7	788360	5771	7/9/2004	204500	1520	0	7	1997	3	6000	N	N	1014 S DIRECTOR ST
78-7	788360	1745	9/23/2004	310000	1530	600	7	1943	3	9000	N	N	8921 7TH AV S
78-7	732790	0210	10/24/2003	235000	1660	240	7	1953	3	8172	N	N	745 S SOUTHERN ST
78-7	788360	4615	12/15/2003	200000	1720	0	7	2000	3	3000	N	N	809 S DONOVAN ST
78-7	788360	8576	9/12/2003	265000	1790	1500	7	1994	3	7500	N	N	9016 12TH AV S
78-7	001300	1001	6/11/2003	232000	1850	580	7	2002	3	2485	N	N	8809 B 2ND AV S
78-7	001300	1001	6/18/2004	245950	1850	580	7	2002	3	2485	N	N	8809 B 2ND AV S
78-7	001300	1002	4/16/2003	225150	1850	580	7	2003	3	2385	N	N	8809 C 2ND AV S
78-7	788360	8330	7/13/2004	224500	1950	0	7	1909	3	6000	N	N	1245 S TRENTON ST
78-7	243320	0131	7/26/2004	258500	2210	0	7	2004	3	6829	N	N	9117 8TH AV S
78-7	243320	0059	7/26/2004	259950	2210	0	7	2004	3	6242	N	N	9100 7TH AV S
78-7	243320	0026	11/18/2003	249950	2210	0	7	2004	3	5000	N	N	9153 7TH AV S
78-7	243320	0020	11/18/2003	254950	2210	0	7	2004	3	5000	N	N	9151 7TH AV S
78-7	243320	0061	7/26/2004	256950	2210	0	7	2004	3	5000	N	N	9106 7TH AV S
78-7	243320	0032	10/6/2003	255102	2220	0	7	2003	3	5001	N	N	9305 7TH AV S
78-7	243320	0024	9/30/2003	249950	2220	0	7	2003	3	5000	N	N	9301 7TH AV S
78-7	243320	0028	11/10/2003	249950	2220	0	7	2003	3	5000	N	N	9157 7TH AV S
78-7	243320	0030	12/5/2003	249950	2220	0	7	2003	3	5000	N	N	9303 7TH AV S
78-7	243320	0022	11/18/2003	254950	2220	0	7	2003	3	5000	N	N	9157 7TH AV S
78-7	243320	0035	9/18/2003	251722	2240	0	7	2003	3	5001	N	N	9307 7TH AV S
78-7	788360	7015	12/10/2003	290000	2550	0	7	1980	3	8700	N	N	1040 S THISTLE ST
78-7	001300	1005	9/17/2003	250000	1260	880	8	2003	3	4400	N	N	8815 2ND AV S
78-7	001300	1010	7/28/2003	248950	1260	880	8	2003	3	4000	N	N	8817 2ND AV S

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
78-7	788360	3837	3/15/2004	227950	1360	0	8	2004	3	3000	N	N	801 S THISTLE ST
78-7	788360	3836	3/22/2004	233500	1360	0	8	2004	3	3000	N	N	805 S THISTLE ST
78-7	788360	4135	9/29/2004	230000	1400	0	8	2004	3	3000	N	N	833 S SULLIVAN ST
78-7	788360	4140	8/5/2004	230000	1400	0	8	2004	3	3000	N	N	835 S SULLIVAN ST
78-7	788360	4145	10/25/2004	234975	1400	0	8	2004	3	3000	N	N	839 S SULLIVAN ST
78-7	001300	2075	8/2/2004	228000	1430	0	8	2004	3	7650	N	N	8811 4TH AV S
78-7	001300	1065	3/17/2004	239900	1790	0	8	2004	3	2550	N	N	8813 2ND AV S

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-2	177260	340	7/1/2004	191000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	177260	385	9/26/2003	75000	CHANGE OF USE DORRatio
18-2	177260	475	5/27/2003	72123	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	177310	165	11/5/2003	140800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	177310	815	6/8/2004	84254	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	177310	860	2/27/2004	125000	Diagnostic Outlier
18-2	177310	1025	8/8/2003	89069	PARTIAL INTEREST (103, 102, Etc.) DORRatio
18-2	177310	1235	8/18/2004	128500	Diagnostic Outlier
18-2	177310	1840	2/7/2003	80000	DORRatio
18-2	327780	840	8/23/2004	280000	Est Property assessed different than property sold
18-2	343850	1320	12/30/2004	500000	Diagnostic Outlier
18-2	343850	1404	11/12/2004	365000	%Compl ActivePermitBeforeSale>25K
18-2	343850	1404	11/18/2004	371650	%Compl ActivePermitBeforeSale>25K
18-2	343850	1411	4/29/2003	200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-2	343850	1467	8/28/2003	72231	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18-2	343850	1997	12/8/2003	205000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2132	12/15/2003	184000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	343850	2171	2/11/2003	175000	Diagnostic Outlier
18-2	343850	2262	9/10/2004	74319	QUIT CLAIM DEED DORRatio
18-2	343850	2293	8/5/2004	190500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	343850	2395	7/11/2003	97000	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	357430	125	8/4/2003	149950	TEAR DOWN SALE - SEG AFTER SALE
18-2	731240	217	3/15/2004	155000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-2	731240	350	4/21/2003	209600	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	731240	505	7/9/2004	255000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	731240	520	4/8/2004	149900	Non-Representative Sale
18-2	731290	55	11/24/2004	39150	DORRatio
18-2	762870	76	10/29/2004	500000	Diagnostic Outlier
18-2	798540	470	11/18/2003	106500	DORRatio
18-2	815060	15	2/13/2004	158367	UnFinArea
18-2	815060	15	4/15/2003	198000	UnFinArea
18-2	815060	15	6/28/2004	304400	UnFinArea
18-2	815060	145	12/17/2003	215000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	928480	840	10/25/2004	30000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
18-2	928480	845	6/14/2004	101142	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18-2	928480	976	8/29/2003	125000	NON-REPRESENTATIVE SALE
18-2	928480	1170	1/30/2004	96092	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
18-2	928480	1275	6/24/2003	80995	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-2	928480	1425	5/29/2004	85000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18-2	929730	675	8/3/2004	166839	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	929730	965	1/26/2004	180000	PER EXCISE SLIP, ESTATE SALE
18-2	929730	965	4/14/2004	295000	Property Assessed different than property sold
18-2	929730	1790	8/16/2004	195000	Diagnostic Outlier
18-2	929830	20	9/25/2003	357500	Obsol
18-2	935800	550	7/7/2004	160000	Diagnostic Outlier

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18-2	935800	625	12/15/2004	310500	ImpCount
18-2	935800	665	8/2/2004	40122	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	935800	685	10/30/2004	340000	ImpCount %Compl ActivePermitBeforeSale>25K
18-2	935800	685	11/25/2003	175000	TEAR DOWN; SEGREGATION AND OR MERGER
18-2	935800	1202	10/11/2004	228000	BANKRUPTCY - RECEIVER OR TRUSTEE
18-2	935800	1202	4/18/2003	108664	STATEMENT TO DOR DORRatio
18-2	935800	1203	4/9/2003	215850	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-2	935800	1491	8/5/2003	130000	Diagnostic Outlier
18-2	935800	1611	7/14/2004	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	935800	2250	9/15/2003	300000	TEAR DOWN; SEGREGATION AND/OR MERGER
18-2	935800	2440	4/9/2003	140100	NON-REPRESENTATIVE SALE DORRatio
18-3	177360	490	2/11/2003	255900	BANKRUPTCY - RECEIVER OR TRUSTEE
18-3	177360	691	8/24/2004	230000	RELOCATION - SALE BY SERVICE
18-3	177360	691	8/21/2004	230000	RELOCATION - SALE TO SERVICE
18-3	244460	370	6/23/2003	195700	TRADE; SEGREGATION AND OR MERGER
18-3	244460	440	8/28/2003	155777	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-3	244460	460	9/20/2004	333500	ImpCount %Compl ActivePermitBeforeSale>25K
18-3	244460	460	10/11/2004	335000	ImpCount %Compl ActivePermitBeforeSale>25K
18-3	244460	460	6/23/2003	123600	ImpCount %Compl DORRatio
18-3	244460	475	10/8/2004	328000	%Compl ActivePermitBeforeSale>25K
18-3	284870	225	1/23/2004	160000	Diagnostic Outlier
18-3	284870	225	8/19/2004	350000	Est Property assessed different than property sold
18-3	284870	406	9/30/2004	215000	Est Property assessed different than property sold
18-3	343850	5	2/24/2003	357000	Diagnostic Outlier
18-3	343850	65	5/27/2003	156500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	343850	108	8/21/2003	132650	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-3	343850	110	7/7/2003	61000	DORRatio
18-3	343850	126	5/30/2003	100000	DORRatio
18-3	343850	185	4/7/2003	277500	Obsol
18-3	343850	186	12/9/2003	155000	Diagnostic Outlier
18-3	343850	210	12/9/2003	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	343850	237	10/25/2004	280000	Diagnostic Outlier
18-3	754730	250	7/13/2004	290000	QUESTIONABLE PER SALES IDENTIFICATION
18-3	754730	320	3/2/2004	214000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-3	754730	375	6/14/2004	399950	Diagnostic Outlier
18-3	754730	940	12/23/2004	320000	ImpCount
18-3	754730	1310	8/12/2003	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	754730	1670	12/7/2004	101728	DORRatio
18-3	788150	390	8/26/2003	110000	CASH SALE
18-3	788150	415	5/16/2003	77000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
18-3	796660	80	12/20/2004	375000	Est Property assessed different than property sold
18-3	796660	115	10/15/2004	170000	Diagnostic Outlier
18-3	934990	45	3/25/2004	275000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	168390	90	12/5/2003	39894	QUIT CLAIM DEED; RELATED PARTY, FRIEND
18-5	211270	1051	5/20/2003	102000	Diagnostic Outlier

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-5	211270	1070	10/22/2004	229777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	211270	1130	3/7/2003	224950	SEGREGATION AND/OR MERGER
18-5	211430	10	2/26/2003	108000	DORRatio
18-5	211430	150	6/1/2004	212500	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	211430	220	5/4/2004	300000	RELOCATION - SALE BY SERVICE
18-5	211430	220	5/4/2004	300000	RELOCATION - SALE TO SERVICE
18-5	211470	335	3/26/2003	148000	Property Assessed different than property sold
18-5	343850	340	10/3/2003	170000	Diagnostic Outlier
18-5	343850	345	5/5/2004	179900	BANKRUPTCY - RECEIVER OR TRUSTEE
18-5	343850	505	5/25/2004	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	530	1/28/2003	75000	Lack of Representation
18-5	343850	582	3/25/2004	109000	Diagnostic Outlier
18-5	343850	585	12/17/2004	65041	DORRatio
18-5	343850	660	2/13/2003	33053	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-5	343850	779	7/2/2003	155000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
18-5	343850	790	6/24/2004	31830	QUIT CLAIM DEED; RELATED PARTY, FRIEND
18-5	343850	805	9/4/2003	180667	GOVERNMENT AGENCY
18-5	343850	1534	12/18/2003	4031	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-5	343850	1541	9/16/2004	152500	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	1543	8/19/2004	115000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	1569	5/2/2003	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	1631	12/9/2004	170000	Diagnostic Outlier
18-5	343850	1671	8/8/2003	78709	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-5	343850	1761	8/21/2003	160000	Diagnostic Outlier
18-5	343850	2650	9/25/2003	140000	Diagnostic Outlier
18-5	343850	2650	1/23/2004	167950	Est Property assessed different than property sold
18-5	343850	2652	9/25/2003	67500	DORRatio
18-5	343850	2654	1/6/2003	160491	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	2786	6/23/2003	44918	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-5	343850	2852	8/9/2004	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	2872	8/9/2004	213400	BANKRUPTCY - RECEIVER OR TRUSTEE
18-5	343850	3134	6/5/2003	125000	Lack of Representation
18-5	343850	3144	9/23/2003	75000	DORRatio
18-5	343850	3160	3/5/2004	156500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	3170	5/12/2004	145000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	643740	30	8/10/2004	203000	UnFinArea
18-5	643740	30	11/22/2003	8500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	643740	100	5/27/2004	100000	Diagnostic Outlier
18-5	643740	134	8/13/2004	407836	%Compl ActivePermitBeforeSale>25K
18-5	643740	141	8/19/2004	391000	%Compl ActivePermitBeforeSale>25K
18-5	643740	143	9/9/2004	359000	%Compl ActivePermitBeforeSale>25K
18-5	643740	157	9/21/2004	394213	%Compl ActivePermitBeforeSale>25K
18-5	783180	235	2/3/2003	63567	EXEMPT FROM EXCISE TAX DORRatio
18-5	863850	65	10/22/2003	78000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
18-5	863850	105	3/4/2003	88500	DORRatio

Improved Sales Removed from this Annual Update Analysis
Areas 18, 77 & 78
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
77-6	88000	30	7/17/2003	195000	Diagnostic Outlier
77-6	88000	40	3/24/2004	183000	Diagnostic Outlier
77-6	223500	75	2/20/2004	299000	Est Property assessed different than property sold
77-6	260830	95	12/1/2004	180500	ImpCount ActivePermitBeforeSale>25K
77-6	260830	95	12/17/2003	224900	IMP. CHARACTERISTICS CHANGED SINCE SALE
77-6	260830	100	6/9/2003	210000	IMP. CHARACTERISTICS CHANGED SINCE SALE
77-6	260830	102	10/13/2004	189000	Obsol
77-6	317260	110	4/11/2003	146900	Diagnostic Outlier
77-6	327780	1640	4/21/2003	250000	SEGREGATION ANDOR MERGER
77-6	327780	1644	7/1/2004	208300	Obsol
77-6	339060	10	3/10/2004	218350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	436370	360	6/26/2003	120630	PARTIAL INT (103, 102, Etc.); STATEMENT TO DOR
77-6	436370	375	11/10/2004	285000	ActivePermitBeforeSale>25K
77-6	436370	405	2/24/2003	106000	Diagnostic Outlier
77-6	436370	409	5/27/2003	129500	Diagnostic Outlier
77-6	436420	41	4/21/2003	87258	DORRatio
77-6	436420	155	11/3/2004	128750	Diagnostic Outlier
77-6	436420	295	6/7/2004	255000	BANKRUPTCY - RECEIVER OR TRUSTEE
77-6	436420	325	3/21/2003	180000	Diagnostic Outlier
77-6	436420	325	2/24/2004	310000	Est Property assessed different than property sold
77-6	436470	15	8/25/2004	222000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	436470	61	9/4/2003	251900	BANKRUPTCY - RECEIVER OR TRUSTEE
77-6	436470	155	3/24/2003	122284	PARTIAL INT (103, 102, Etc.); STATEMENT TO DOR
77-6	436470	185	5/19/2004	200000	Diagnostic Outlier
77-6	436470	950	12/17/2004	438000	Est Property assessed different than property sold
77-6	436470	985	2/19/2003	210000	Diagnostic Outlier
77-6	436520	475	12/22/2004	150000	Diagnostic Outlier
77-6	436520	500	2/20/2004	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-6	436520	650	4/11/2003	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	436520	825	8/14/2003	300000	RELOCATION - SALE BY SERVICE
77-6	436520	825	8/5/2003	300000	RELOCATION - SALE TO SERVICE
77-6	436570	10	11/22/2004	55770	DORRatio
77-6	436570	206	4/19/2004	335000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-6	436570	245	10/18/2004	187000	BANKRUPTCY - RECEIVER OR TRUSTEE
77-6	436570	480	7/14/2004	311575	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	436570	485	9/15/2003	142787	QUIT CLAIM DEED
77-6	436570	535	4/7/2004	162500	Prevlmp<=10K
77-6	534720	40	8/31/2003	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	738750	11	3/26/2004	238000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-6	738750	70	6/19/2003	143000	Diagnostic Outlier
77-6	738750	100	10/25/2004	204526	EXEMPT FROM EXCISE TAX
77-6	738750	110	4/15/2004	133000	Non-Representative Sale
77-6	738750	120	4/22/2003	53889	QUIT CLAIM DEED DORRatio
77-6	738750	145	11/23/2004	70669	DORRatio
77-6	745250	135	5/27/2003	110000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Areas 18, 77 & 78
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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
77-6	745250	335	6/8/2004	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	745250	340	6/20/2003	217000	Est Property assessed different than property sold
77-6	745250	340	3/10/2004	254000	Est Property assessed different than property sold
77-6	757320	95	3/4/2004	287000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	798540	180	12/20/2004	14022	DORRatio
77-6	812210	55	9/9/2003	172950	Diagnostic Outlier
77-6	812210	230	12/24/2004	8100	DORRatio
77-6	812210	505	2/11/2004	130000	Diagnostic Outlier
77-6	812210	810	2/27/2004	178646	QUIT CLAIM DEED
77-6	812210	810	6/10/2004	87676	QUIT CLAIM DEED DORRatio
77-6	812210	875	10/30/2003	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	812210	1315	5/9/2003	153000	Diagnostic Outlier
77-6	812210	1440	6/5/2003	137500	1031 TRADE
77-6	812210	1475	3/10/2003	66006	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-6	812260	55	4/27/2004	264950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	812260	215	3/27/2003	130000	NON-REPRESENTATIVE SALE DORRatio
77-6	812310	75	2/6/2003	189000	Diagnostic Outlier
77-6	812870	10	12/17/2003	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	812870	45	1/7/2004	157000	Diagnostic Outlier
77-6	812870	55	5/7/2004	150000	Diagnostic Outlier
77-6	815010	185	9/25/2003	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	920695	120	6/14/2004	262530	%Compl
77-6	920695	130	6/1/2004	288688	%Compl
77-6	920695	140	7/14/2004	297000	%Compl
77-6	920695	150	6/1/2004	295000	%Compl
77-6	920695	160	10/7/2004	295000	%Compl
77-6	920695	170	10/6/2004	305000	%Compl
77-6	920695	190	12/1/2004	285000	%Compl
77-6	920695	200	7/16/2004	275000	%Compl
77-6	920695	210	12/13/2004	275000	%Compl
77-6	926920	445	8/15/2003	170000	Diagnostic Outlier
77-6	926920	445	11/29/2004	304000	Property Assessed different than property sold
77-6	926920	675	4/26/2004	146000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-6	926920	715	7/13/2004	275000	ActivePermitBeforeSale>25K
77-6	926920	775	4/23/2003	229950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-6	926920	926	10/15/2003	89569	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
77-6	935290	935	3/17/2003	1430	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
77-6	948570	176	4/7/2003	102133	RELATED PARTY, FRIEND, OR NEIGHBOR
77-6	948570	325	6/29/2004	124227	Diagnostic Outlier
77-8	211270	5	4/7/2004	580000	ImpCount
77-8	211270	420	8/1/2004	160900	Property Assessed different than property sold
77-8	211270	440	12/10/2003	189950	UnFinArea
77-8	211270	610	7/29/2003	173000	Diagnostic Outlier
77-8	211270	640	7/17/2003	117000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
77-8	211320	25	7/15/2003	100000	NON-REPRESENTATIVE SALE DORRatio

Improved Sales Removed from this Annual Update Analysis
Areas 18, 77 & 78
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
77-8	211320	180	8/23/2004	102500	Bargain and Sales Deed
77-8	211320	240	10/30/2003	177000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
77-8	211370	330	9/18/2003	202000	Diagnostic Outlier
77-8	211370	790	7/17/2003	93127	PARTIAL INTEREST (103, 102, Etc.) DORRatio
77-8	211370	820	9/21/2004	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	211370	1040	7/6/2004	112111	QUIT CLAIM DEED DORRatio
77-8	211370	1195	5/12/2003	70365	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
77-8	211470	145	10/20/2004	160000	EXEMPT FROM EXCISE TAX Obsol
77-8	211470	800	2/5/2004	100000	DORRatio
77-8	211470	895	11/29/2004	260000	Est Related parties - Seller/Buyer have same last name
77-8	211470	895	5/27/2003	180000	Purchase from Mtg funding group - post foreclosure
77-8	329870	5	8/9/2004	218000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	329870	6	6/23/2003	84850	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
77-8	329870	151	10/30/2004	91735	DORRatio
77-8	329870	151	8/27/2003	93000	QUIT CLAIM DEED DORRatio
77-8	329870	336	1/24/2003	110000	IMP. CHARACTERISTICS CHANGED SINCE SALE
77-8	329870	346	6/5/2004	36000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	329870	735	4/3/2004	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-8	329870	810	4/5/2004	201800	Property Assessed different than property sold
77-8	329870	827	7/7/2003	151000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	329870	940	1/9/2004	107500	Diagnostic Outlier
77-8	329870	955	12/18/2003	200900	QUIT CLAIM DEED
77-8	329870	1022	12/27/2004	90000	EST PARTIAL INTEREST SALE
77-8	329870	1022	12/27/2004	90000	EST PARTIAL INTEREST SALE
77-8	329872	20	1/27/2004	190000	Diagnostic Outlier
77-8	430220	190	3/2/2004	140000	Diagnostic Outlier
77-8	430220	243	1/15/2003	86445	DORRatio
77-8	430220	615	12/23/2003	182450	Diagnostic Outlier
77-8	430220	670	9/18/2004	77381	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	430220	910	6/9/2004	326250	Diagnostic Outlier
77-8	430270	210	1/29/2004	182000	BANK WAS SELLER - REO
77-8	430270	210	5/21/2004	275000	Property Assessed different than property sold
77-8	430270	475	5/7/2004	170616	EXEMPT FROM EXCISE TAX
77-8	430270	530	8/12/2004	168000	Diagnostic Outlier
77-8	430320	189	8/11/2003	168500	Diagnostic Outlier
77-8	430320	508	4/11/2003	169875	Diagnostic Outlier
77-8	513200	160	12/16/2003	248000	SEGREGATION AFTER SALE
77-8	537020	20	12/22/2004	120000	Diagnostic Outlier
77-8	537020	50	3/26/2003	117500	Lack of representation
77-8	537020	115	11/12/2003	240000	ImpCount
77-8	537020	115	11/12/2003	160000	ImpCount DORRatio
77-8	537020	115	3/12/2003	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	537020	210	11/8/2004	250000	UnFinArea
77-8	645330	60	9/28/2004	165451	EXEMPT FROM EXCISE TAX
77-8	645330	306	10/24/2003	360000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Areas 18, 77 & 78
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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
77-8	775050	255	5/3/2004	162500	Est Property assessed different than property sold
77-8	775050	485	4/5/2003	147000	Diagnostic Outlier
77-8	789980	295	8/24/2004	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-8	789980	345	8/11/2003	300000	SALE NOTED ON INCORRECT PARCEL NUMBER
77-8	789980	345	2/13/2003	161000	DORRatio
77-8	789980	420	1/27/2004	125000	Diagnostic Outlier
77-8	789980	420	9/16/2004	243000	Property Assessed different than property sold
77-8	789980	455	9/2/2004	185000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	190	1/2/2003	239500	BANKRUPTCY - RECEIVER OR TRUSTEE
77-8	797260	525	4/5/2004	195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	565	9/9/2004	341000	ImpCount
77-8	797260	675	1/28/2004	181000	Property Assessed different than property sold
77-8	797260	675	7/18/2003	111500	SALE FROM LLC TO LLC
77-8	797260	675	7/18/2003	45000	DORRatio
77-8	797260	710	2/11/2003	160000	Diagnostic Outlier
77-8	797260	710	5/22/2003	233500	Property Assessed different than property sold
77-8	797260	810	12/1/2003	102876	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
77-8	797260	915	8/6/2003	148000	Property Assessed different than property sold
77-8	797260	921	11/7/2003	196500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	1095	4/13/2004	159900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	1412	11/5/2004	410000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-8	797260	1645	6/8/2004	58586	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
77-8	797260	1805	12/28/2004	150000	Diagnostic Outlier
77-8	797260	2040	5/28/2003	106000	QUESTIONABLE PER SALES ID; QC DEED
77-8	797260	2090	3/15/2003	130000	QUIT CLAIM DEED
77-8	797260	2160	10/20/2003	59829	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
77-8	797260	2600	6/5/2003	95000	%Compl DORRatio ActivePermitBeforeSale>25K
77-8	797260	2945	2/3/2004	203000	Diagnostic Outlier
77-8	797260	2985	2/20/2003	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	3070	5/19/2004	244000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	3311	9/21/2004	149954	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	797260	3371	5/25/2004	152000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77-8	797260	3730	5/7/2003	127450	NON-REPRESENTATIVE SALE DORRatio
77-8	797260	3745	5/5/2003	185000	RELATED PARTY, FRIEND, OR NEIGHBOR
77-8	797260	3865	2/19/2004	74662	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	797260	3935	9/3/2003	25835	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	797260	4045	12/16/2003	93500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
77-8	797260	4155	12/3/2003	45750	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	797260	4240	7/7/2003	175000	Diagnostic Outlier
77-8	797260	4411	3/2/2004	76950	QUIT CLAIM DEED; RELATED PARTY, FRIEND
77-8	797260	4485	2/26/2004	31505	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	273410	435	11/23/2004	348000	Property Assessed different than property sold
78-6	273410	685	4/26/2004	198500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	273410	885	7/22/2003	72684	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
78-6	273410	1075	1/8/2003	45992	QC DEED; PARTIAL INTEREST (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis
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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
78-6	273410	1090	2/7/2003	137600	Diagnostic Outlier
78-6	273410	1145	4/4/2003	30000	RELATED PARTY, FRIEND, OR NEIGHBOR
78-6	273410	1150	12/4/2003	166000	BNKRPTCY - RECEIVER; EXEMPT FROM E TAX
78-6	273410	1190	9/14/2004	180000	QUIT CLAIM DEED
78-6	346880	15	12/23/2003	135000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
78-6	346880	185	4/18/2003	158800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	346880	295	7/2/2003	161016	QUIT CLAIM DEED; RELATED PARTY, FRIEND
78-6	346880	400	2/10/2004	252400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	1300	1045	11/7/2003	199750	Obsol
78-7	1300	1795	7/31/2003	285000	Est Property assessed different than property sold
78-7	1300	1995	8/10/2004	126000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	1300	2095	9/8/2004	100000	Diagnostic Outlier
78-7	243320	15	12/3/2003	250000	Diagnostic Outlier
78-7	243320	30	12/26/2003	99500	QUIT CLAIM DEED DORRatio
78-7	243320	35	2/19/2003	170000	TEAR DOWN; BUILDER OR DEVELOPER SALES
78-7	243320	40	11/2/2004	315000	Diagnostic Outlier
78-7	243320	63	8/19/2004	256950	%Compl ActivePermitBeforeSale>25K
78-7	243320	65	12/9/2003	175000	%Compl
78-7	243320	65	8/19/2004	264000	%Compl ActivePermitBeforeSale>25K
78-7	243320	100	11/11/2003	18202	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
78-7	243320	105	9/14/2004	330000	Diagnostic Outlier
78-7	243320	127	12/23/2003	300000	Mixed Use property
78-7	243320	131	11/13/2003	177500	Property Assessed different than property sold
78-7	732790	280	6/25/2003	119143	QUIT CLAIM DEED
78-7	732790	885	2/24/2004	60800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	788360	1275	1/3/2003	1275	QUIT CLAIM DEED; RELATED PARTY, FRIEND
78-7	788360	1970	12/17/2003	110000	Diagnostic Outlier
78-7	788360	2220	10/12/2004	63337	QUIT CLAIM DEED DORRatio
78-7	788360	2380	12/22/2003	95000	Diagnostic Outlier
78-7	788360	3520	11/12/2003	95000	NON-REPRESENTATIVE SALE
78-7	788360	3835	1/30/2003	210000	1031 TRADE
78-7	788360	5410	12/1/2003	196000	RELATED PARTY, FRIEND, OR NEIGHBOR
78-7	788360	5615	6/16/2003	115000	Diagnostic Outlier
78-7	788360	5680	6/26/2003	56750	DORRatio
78-7	788360	5750	12/16/2003	172000	mls
78-7	788360	5815	9/24/2003	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	788360	7135	4/30/2004	263000	Est Property assessed different than property sold
78-7	788360	8327	11/22/2004	265000	%Compl ActivePermitBeforeSale>25K
78-7	788360	8440	1/20/2003	99900	BANK WAS SELLER - REO
78-7	788360	8440	8/6/2003	180000	Est Property assessed different than property sold
78-7	788360	8573	8/18/2004	214950	UnFinArea

Vacant Sales Used in this Annual Update Analysis
Areas 18, 77 & 78

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
018-3	177360	0692	10/25/2004	90000	6082	Y	N
018-3	284870	0165	2/9/2004	46000	5000	N	N
018-3	343850	0281	11/15/2004	99950	11050	Y	N
018-3	343850	0286	2/11/2004	40000	16000	N	N
018-3	754730	0100	7/28/2003	50000	2500	N	N
018-3	754730	0100	9/13/2004	80000	2500	N	N
018-3	754730	0260	12/23/2004	76500	2500	N	N
018-3	788150	0400	7/1/2003	110000	7500	Y	N
018-5	211430	0180	9/16/2004	71500	6764	N	N
018-5	211470	0957	4/29/2004	90000	4750	N	N
018-5	242820	0184	10/25/2004	45000	5650	N	N
018-5	343850	3021	3/15/2004	87500	14040	Y	N
018-5	343850	3362	8/25/2004	105000	7405	N	N
018-5	643740	0099	3/24/2004	76000	7202	N	N
018-5	783180	0105	1/22/2004	75000	5025	N	N
077-6	085900	0109	2/2/2004	90000	7440	N	N
077-8	211320	0235	10/31/2003	69000	5430	N	N
077-8	211370	0040	8/12/2003	70000	3858	N	N
077-8	329870	0416	5/17/2004	40000	5001	N	N
077-8	329870	0980	7/8/2004	108500	9510	N	N
077-8	513200	0162	9/27/2004	85000	5006	N	N
077-8	789980	0418	2/28/2003	55000	4720	N	N
077-8	797260	0220	6/9/2003	75000	7620	Y	N
077-8	797260	0220	9/28/2004	95000	7620	Y	N
077-8	797260	1660	4/23/2004	200000	19300	N	N
077-8	797260	1665	3/25/2003	200000	30075	N	N
077-8	797260	1935	10/28/2004	116800	7620	N	N
077-8	797260	4160	11/10/2004	60000	8890	N	N
077-8	797260	4255	11/10/2004	60000	8890	N	N
077-8	797260	4260	11/10/2004	60000	7874	N	N
078-7	001300	2070	1/15/2004	38000	2550	N	N
078-7	243370	0225	7/19/2004	150000	22641	N	N
078-7	322404	9104	8/27/2004	82500	5455	N	N
078-7	322404	9105	9/2/2004	82500	5455	N	N
078-7	788360	5510	7/17/2003	46500	6000	N	N

Vacant Sales Removed from this Annual Update Analysis
Areas 18, 77 & 78

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
018-2	177310	1735	11/22/2004	290000	Sale is for improved property - Imp has not been picked up yet
018-2	798540	0450	10/14/2003	16000	Per e-slip, QCD to settle debt - included 2 parcels (1 with imp)
018-2	798540	0450	11/18/2003	25000	SP low - est not market trans based on other vac sales
018-3	177360	0070	38301	38000	Parcel coded with topo - 5311 SF- est sp lower due to coding
018-3	177360	0267	1/23/2003	12000	Per e-slip, transfer of interest for relief of debt - not a market trans
018-3	244460	0420	7/2/2004	15000	P#'s 0420 & 0425 purchased for 15K each in 2004 by nghbr
018-3	244460	0425	6/2/2004	15000	P#'s 0420 & 0425 purchased for 15K each in 2004 by nghbr
018-3	244460	0505	12/10/2003	75200	Multi-parcel improved sale - incl P# 688890-0155 - not a vac land sale
018-3	789160	0295	5/6/2004	10000	Letter provided by TP - purchased for 10K - prop in active slide area
018-3	789160	0390	11/14/2003	3750	Slide parcel - Not typical parcel/sale
018-3	789160	0550	12/7/2004	35000	SP low - no water avail from city- 2500 SF lot - coded for topo
018-3	789210	0205	5/12/2003	38500	Parcel is coded for topo - no water currently avail to parcel
018-3	789210	0310	2/19/2003	7500	Parcel is shared driveway for 2 other parcels (share an int in parcel)
018-5	211430	0020	2/9/2004	45000	24140 SF lot coded for topo, high traffic noise, steep slope hazard
018-5	211470	0957	11/29/2004	296500	Not a vacant sale - sale included new imp - data not picked up yet
018-5	343850	0503	8/20/2003	24000	Riparian corridor per ECA map - Sold to City of Seattle Parks Dept.
018-5	343850	0932	9/12/2003	165750	Sale 9/03 165,750 part of estate settlement - included 2 parcels
018-5	343850	1121	7/21/2004	36000	Coded for topo - steep slope - not a typ sale due to codings.
018-5	343850	2844	6/16/2004	65000	11,234 sf lot - prop is wetland per ECA map - not typical parcel sale
077-6	260830	0097	10/28/2004	180450	Per e-slip for this sale, not a vacant land sale - land with new building
077-6	300480	0160	5/23/2003	119000	Tear down sale - purchased by adj church, torn down, parking lot now
077-6	436520	0080	8/19/2003	26500	Tear down sale - imp torn down 4/04 (after sale in 2003)
077-8	211320	0235	7/9/2004	319950	New Imp - not vacant land sale - no data on imp picked up yet
077-8	797260	1935	37747	75000	7620 sf - coded for topo - warning code for bankruptcy/receiver/trust
078-7	001300	2005	8/7/2003	135000	per e-slip included lots 4-8 - seg after sale
078-7	243370	0225	9/15/2003	122975	Per e-slip, trustee's sale - sale price inconsistent based on history
078-7	322404	9021	6/27/2003	2650000	Multi-parcel sale - inc an improved parcel (9023) zoned industrial
078-7	788360	4987	5/22/2003	6500	Quit Claim Deed - Est SP not at market
078-7	788360	8332	12/15/2004	245000	Not Vac sale - New imp on parcel - not picked up yet



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr